

# UNOFFICIAL COPY



Doc#: 0405835057  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 02/27/2004 08:25 AM Pg: 1 of 4

399

616641 | 2400641e Def of Deed

(Above space for Recorder's Use)

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## Warranty Deed

### THE GRANTORS:

STEVEN G. OLSWANG, AS TRUSTEE OF THE LILLIAN BARRETT O'KEEFE IRREVOCABLE TRUST AGREEMENT DATED DECEMBER 29, 1992, having an address in care of Dennis J. O'Keefe, 640 Florence Avenue, Evanston, Illinois 60202, with respect to an undivided one-ninth (1/9) interest;

STEVEN G. OLSWANG, AS TRUSTEE OF THE LUDSON BARRETT O'KEEFE IRREVOCABLE TRUST AGREEMENT DATED DECEMBER 29, 1992, having an address in care of Dennis J. O'Keefe, 640 Florence Avenue, Evanston, Illinois 60202, with respect to an undivided one-ninth (1/9) interest;

STEVEN G. OLSWANG, AS TRUSTEE OF THE ZACHARY BARRETT O'KEEFE IRREVOCABLE TRUST AGREEMENT DATED DECEMBER 29, 1992, having an address in care of Dennis J. O'Keefe, 640 Florence Avenue, Evanston, Illinois 60202, with respect to an undivided one-ninth (1/9) interest;

DENNIS J. O'KEEFE and MARY JO BARRETT O'KEEFE, married to each other, having an address at 640 Florence Avenue, Evanston, Illinois 60202, as joint tenants with the right of survivorship and not as tenants in common, with respect to an undivided two-thirds (2/3) interest;

whether one or more, and if more than one jointly and severally, for convenience referred to as the "Grantor".

WITNESSETH, that the Grantor, in consideration of the sum of Ten and 00/100 Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby grant, sell, convey and quitclaim unto the Grantee, the Seeley, LLC, an Illinois Limited Liability Company, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

# BOX 333-CTI

# UNOFFICIAL COPY

Lots 1 and 2 in Richard A. Deshon's Subdivision of Lot 2 in Block 11 of County Clerk's Division of the East 1/2 of the Northwest 1/4 of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax No.: 14-18-133-024-0000 (Vol. 479)

Commonly Known As: 4424-4432 North Seeley Avenue  
Chicago, Illinois 60625

together with the tenements, hereditaments and appurtenances that run to or belonging or in any wise appertaining.

Subject to: General taxes for 2003 and subsequent years, covenants, conditions, restrictions and easements of records; building lines, roads and highways, existing leases and the rights of tenants in possession, unconfirmed governmental taxes or assessments, the mortgage or trust deed secured by Grantee to purchase said real estate.

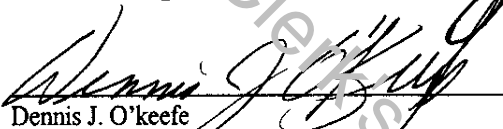
THIS IS NOT HOMESTEAD PROPERTY.

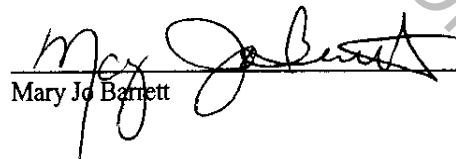
TO HAVE AND TO HOLD the said premises with the appurtenances for the uses and purposes herein set forth.

IN WITNESS WHEREOF, the Grantors have hereunto set his hand and seal the day and year first above written.

Steven G. Olswang, not personally but as Trustee of each of the following trusts, the Judson Barrett O'Keefe, Zachary Barrett O'Keefe and Lillian Barrett O'Keefe Irrevocable Trust Agreements each dated December 29, 1992

By:   
Steven Olswang, Trustee

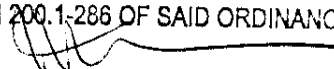
  
Dennis J. O'Keefe

  
Mary Jo Barrett

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH e SECTION 4,  
REAL ESTATE TRANSFER ACT.

2/2/04   
Date Buyer, Seller or Representative

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) e OF SECTION 200.1-286 OF SAID ORDINANCE.

2/2/04 

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STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS

I, MARIA THEISEN, a Notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DENNIS O'KEEFE AND MARY JO BARRETT, the undersigned of the City of Evanston, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 31st day of January \_\_, 2004.

My commission expires:



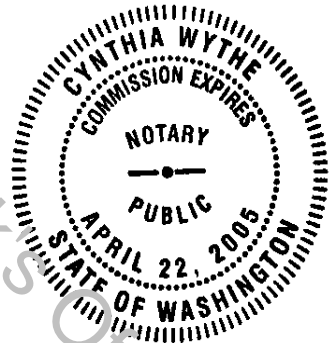
STATE OF WASHINGTON )  
 )  
COUNTY OF King ) SS

I, CYNTHIA WYTHER, a Notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, STEVEN G. OLSWANG, of the City of Seattle, State of Washington, not personally but as the trustee of each of the following trusts, THE JUDSON BARRETT O'KEEFE, ZACHARY BARRETT O'KEEFE AND LILLIAN BARRETT O'KEEFE IRREVOCABLE TRUST AGREEMENTS EACH DATED DECEMBER 29, 1992, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Trustee (s)he signed and delivered the said instrument as such Trustee, as his or her free and voluntary act and as the free and voluntary act of the Trust, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27 day of January 2004.

My commission expires:

4/22/05



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THIS INSTRUMENT PREPARED BY: Barry E. Yavitz  
Pierce, Yavitz & Eslick, Ltd.  
39 S. LaSalle Street, Suite 920  
Chicago, IL 60603  
Attorney at Law  
\*\*\*\*\*

MAIL SUBSEQUENT TAX BILLS TO: Seeley LLC  
c/o Wesley Realty Group, Inc.  
1571 Sherman Avenue Annex  
Evanston, Illinois 60201  
\*\*\*\*\*

MAIL THIS INSTRUMENT TO:  
Barry E. Yavitz  
Pierce, Yavitz & Eslick, Ltd.  
39 S. LaSalle Street, Suite 920  
Chicago, IL 60603  
Attorney at Law  
\*\*\*\*\*

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## STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Feb 2 <sup>2004</sup> ~~19~~ Signature: *Barry Yavitz* agent of Grantor  
Grantor or Agent

Subscribed and sworn to before me by the said BARRY YAVITZ this 2ND day of FEBRUARY, ~~19~~ 2004  
Notary Public *Maria C. Theisen*



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Feb 2 <sup>2004</sup> ~~19~~ Signature: *Barry Yavitz* agent of  
Grantee or Agent

Subscribed and sworn to before me by the said BARRY YAVITZ this 2ND day of FEBRUARY, ~~19~~ 2004  
Notary Public *Maria C. Theisen*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A. misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.