

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

WHEN RECORDED, MAIL TO:
James D. Zazakis, Esq.
4334 North Hazel, Suite 109
Chicago, Illinois 60613

SEND SUBSEQUENT TAX BILLS TO:
Chavez Ravine Joseph
939 W. Windsor, #3N
Chicago, Illinois 60640



Doc#: 0409619049
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/05/2004 11:23 AM Pg: 1 of 3

GRANTOR, **Chavez Ravine Joseph**, a single woman, of 939 W. Windsor, #3N, Chicago, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **Chavez Ravine Joseph, as Initial Trustee of the Chavez Ravine Joseph Revocable Trust Agreement dated February 21, 2004, as may be amended**, and each and every Successor Trustee thereof, the following described real estate in the City of Chicago, County of Cook, and the State of Illinois:

Unit 939-3 together with its undivided percentage interest in the common elements in 937-939 West Windsor Condominium, as delineated and defined in the Declaration of Condominium recorded as Document No. 95149952, in the east 1/2 of the northeast 1/4 of Section 17, Township 40 north, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No.: 14-17-222-018-1007.

Property Address: 939 W. Windsor, #3N, Chicago, Illinois 60640

To have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust agreement.

This deed is made to said Trustee, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, sell, contract to sell, convey, exchange, transfer, and any other conveyances of said property without further showing of authority than this deed. All grantees of the trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, her or their predecessor in trust.

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And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

THIS TRANSACTION IS FOR LESS THAN \$100.00 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4, OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED this 29 day of March, 2004.

Chavez Ravine Joseph
Chavez Ravine Joseph

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that CHAVEZ RAVINE JOSEPH, 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 she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 29th day of March, 2004.

My commission expires 9/30/05

James D. Zazakis
Notary Public

PREPARED BY: James D. Zazakis, Esq., 4334 North Hazel, Suite 109, Chicago, Illinois 60613

"OFFICIAL SEAL"
JAMES D. ZAZAKIS
Notary Public, State of Illinois
My Commission Expires 09/30/05

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STATEMENT BY GRANTOR AND 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 4/2, 2004

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said [Name]
this 2 day of April, 2004
Notary Public [Signature]

"OFFICIAL SEAL"
BRIDGET G. CIECHANOWSKI
Notary Public, State of Illinois
My Commission Expires 4/17/04

The **Grantee** or his Agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated 4/2, 2004

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said [Name]
this 2 day of April, 2004
Notary Public [Signature]

"OFFICIAL SEAL"
BRIDGET G. CIECHANOWSKI
Notary Public, State of Illinois
My Commission Expires 4/17/04

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.

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