

# UNOFFICIAL COPY

This document prepared by (and after recording return to):

Name: Nancy J. Dilley  
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Doc#: **0410046020**  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 04/09/2004 08:32 AM Pg: 1 of 3

Permanent Index Numbers: 14-28-305-064-1010  
14-28-305-064-1026  
14-28-305-064-1069

## WARRANTY DEED (Individual to a Trust)

THE GRANTOR, R. STRIBLING KOSTER, an unmarried individual, of the City of Chicago, County of Cook, State of Illinois, for valuable consideration of ten dollars (\$10.00), and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to R. Stribling Koster, whose address is 632 West Wrightwood Avenue, Unit #5W, Chicago, Illinois 60614, as Trustee of the R. Stribling Koster Revocable Trust U/T/A dated November 25, 2003, hereinafter "Grantee", all interest in the following described real estate situated in the County of Cook, State of Illinois, to-wit:

Unit 632-5W and parking spaces P-6 and P-49 in the Wrightwood Commons Condominium as delineated on a survey of the following described real estate:

Parts of certain lots in the subdivision of Lot 8 in the County Clerk's Division of Outlot "D" in Wrightwood, a subdivision of the Southwest Quarter of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96293146, as amended from time to time, together with its undivided percentage interest in the common elements.

Commonly known as: 632 West Wrightwood Avenue, Unit #5W  
Chicago, Illinois 60614

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

LESS AND EXCEPT all oil, gas and minerals, on and under the above-described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

SUBJECT to: (1) General real estate taxes for the year 2004 and subsequent years.  
(2) Covenants, conditions and restrictions of record.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging.

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GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor hand this 12<sup>TH</sup> day of JANUARY, 2004.

*R. Stribling Koster*

**R. STRIBLING KOSTER**

Send subsequent tax bills to:

R. Stribling Koster  
632 West Wrightwood Avenue, Unit #5W  
Chicago, IL 60614

EXEMPT under provisions of Paragraph (e) of 35 ILCS 200/31-45, Real Estate Transfer Act.

Date: JANUARY 12, 2004

*R. Stribling Koster*

Signature of Buyer, Seller or Representative

STATE OF ILLINOIS )

COUNTY OF COOK )

) SS.  
)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that R. STRIBLING KOSTER, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 12 day of JAN., 2004.

(Seal)



My Commission Expires: 3/1/07

*Carol Blair*

Notary Public

CAROLE BLAIR

(Notary's printed name)

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor's Agent affirms that, to the best of her knowledge, the name of the Grantor 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 March 30, 2004.

Nancy J. Dilley  
Nancy J. Dilley, Agent

Subscribed and sworn to before me  
by the said Nancy J. Dilley this  
30<sup>th</sup> day of March, 2004

L'Erin S. Standley  
Notary Public



L'ERIN S. STANDLEY  
St. Charles County  
My Commission Expires  
March 9, 2007

The Grantee's 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 March 30, 2004.

Nancy J. Dilley  
Nancy J. Dilley, Agent

Subscribed and sworn to before me  
by the said Nancy J. Dilley this  
30<sup>th</sup> day of March, 2004

L'Erin S. Standley  
Notary Public



L'ERIN S. STANDLEY  
St. Charles County  
My Commission Expires  
March 9, 2007

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.)