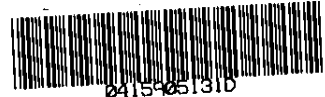


# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

NAME OF GRANTEE AND  
SEND SUBSEQUENT TAX BILLS TO:  
Leona H. Falk, Trustee  
9414 South 77<sup>th</sup> Court  
Unit 2C  
Hickory Hills, Illinois 60457



Doc#: 0415905131  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/07/2004 11:14 AM Pg: 1 of 3

THE GRANTORS LEONA H. FALK, a widow not remarried, JOHN I. FALK, JR., a single man, AMY M. FALK, married to MATTHEW SHELDON, and JOEL R. FALK, married to SARA FALK, of Cook County, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, convey and warrant to LEONA H. FALK, TRUSTEE OF THE LEONA H. FALK TRUST dated February 26, 2004, or her successor(s) in Trust under this Trust, the fee simple title to the real estate described below:

### LEGAL DESCRIPTION:

UNIT 9414-2C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CHELSEA LANE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93749791, AMENDED FROM TIME TO TIME, LOCATED IN THE SOUTH 227 FEET OF LOT 8 IN CHELSEA LANE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS PARKING SPACE NO. G-10 AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Permanent Tax No.: 23-01-320-017-1010..

Common Address: 9414 South 77<sup>th</sup> Court, Unit 2C, Hickory Hills, Illinois.

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

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such

TICOR TITLE 544426

BOX 15

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successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about an easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustees 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 trustees, 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 trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees were 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, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor, hereby expressly waives and releases 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.

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The grantors have set her hands and seals on February 26, 2004.


Leona H. Falk  
LEONA H. FALK

John I. Falk, Jr.  
JOHN I. FALK, JR.

Amy M. Falk  
AMY M. FALK


Joel R. Falk  
JOEL R. FALK

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

STATE TAX		STATE OF ILLINOIS	# 0000019325
		MAY.26.04	REAL ESTATE TRANSFER TAX
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			0015500
			FP 102809

The undersigned, a Notary Public in and for the County and State, certifies that LEONA H. FALK, JOHN I. FALK, JR., AMY M. FALK and JOEL R. FALK, personally known to me to be the same persons whose names have been subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 26<sup>TH</sup> day of February, 2004.

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	MAY.26.04	0007750
REVENUE STAMP	# 0000019253	FP326707

Christine Lanzel  
 OFFICIAL SEAL  
 NOTARY PUBLIC  
 CHRISTINE LANZEL  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COM. ISSUED EXPIRES: 06-25-06

PREPARED BY AND MAIL TO:  
Paul M. Napolski  
LANZEL & NAPOLSKI  
521 South LaGrange Road  
Suite 203  
LaGrange, Illinois 60525  
(708) 352-9400

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E, SECTION 4, REAL  
ESTATE TRANSFER TAX ACT.  
2/26/04  
Date Representative