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Doc#: 0415917044
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 06/07/2004 09:25 AM Pg: 1 of 4



After Recording Return to:
RECORDING DEPARTMENT
Lenders First Choice
3850 Royal Avenue
Simi Valley, CA 93063

7066853

This Instrument Prepared by:
William E. Curphey & Assoc.
2605 Enterprise Road, Suite 155
Clearwater, Florida 33759

This space for recording information only

Mail Tax Statements To:

Robert & Julieta Young
8200 South 84th Avenue
Hickory Hills, IL 60457

EXEMPT UNDER PROVISIONS of 35 ILCS
200/31-45, PARAGRAPH E, TRANSFER TAX
LAW.

05/24/04

mauricio m. rogo

DATE

AGENT

Property Tax ID#: 18-35-112-009-0000

WARRANTY DEED

[William E. Curphey & Assoc.]

[by: _____]

This WARRANTY DEED, executed this 30 day of MAY, 2004, ROBERT YOUNG and JULIETA YOUNG, husband and wife, hereinafter called GRANTORS, grant to FAMILY BANK AND TRUST COMPANY, as Trustee under the Provisions of a Trust Agreement dated the 6th day of March, 2003, known as Trust Number 8-603, husband and wife, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTORS" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK, AND STATE OF ILLINOIS, TO WIT:

S yes
P YGA
S no
myes
L

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LOT 4 IN BERGQUIST AND FAURIE SUBDIVISION OF THAT PART OF LOT 1 IN BLOCK 4 IN DANIEL KANDICH'S JUSTICE PARK ESTATES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF TUB THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOTS 1 AND 4 IN BLOCK 5 IN DANIEL KANDICH'S JUSTICE PARK ESTATES FIRST ADDITION BEING A SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 35, LYING NORTH OF THE NORTHERLY LINE OF THE ILLINOIS TOLLWAY, TOGETHER WITH THAT PART OF THE VACATED 84TH COURT, LYING BETWEEN THE SOUTH LINE OF 82ND STREET AND THE NORTHERLY LINE OF THE ILLINOIS TOLLWAY ALL IN COOK COUNTY, ILLINOIS.

TAX PARCEL ID#: 18-35-112-009-0000

PROPERTY ADDRESS: 8200 South 84th Avenue, Hickory Hills, IL 60457

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

Signed, sealed and delivered in our presence:

Witness

Printed Name

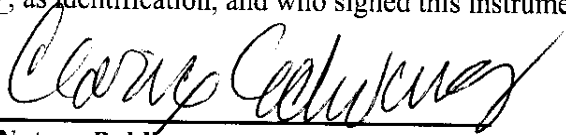
Witness

Printed Name

STATE OF ILLINOIS)
COUNTY OF COOK)

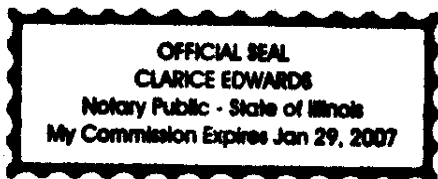
The foregoing instrument was hereby acknowledged before me this 30th day of March, 2004, by ROBERT YOUNG, who is personally known to me or who has produced valid Drivers license, as identification, and who signed this instrument willingly. A


ROBERT YOUNG



Notary Public

My commission expires: 1-29-07



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IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Witness

Julietta Young

JULIETA YOUNG

Printed Name

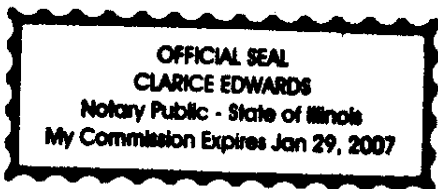
Witness

Printed Name

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was hereby acknowledged before me this 30th day of March, 2004, by JULIETA YOUNG, who is personally known to me or who has produced Valid drivers license as identification, and who signed this instrument willingly. A



Clarice Edwards

Notary Public
My commission expires: 1-29-07

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

Prepared by:
William E. Curphey & Assoc.
2605 Enterprise Road, East
Suite 155
Clearwater, Florida 33759

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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 May 24, 20 04

Signature: Meredith M. Rogo

Subscribed and sworn to before me
by the said MEREDITH M. ROGO
this 24 day of May, 20 04
Notary Public [Signature]



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 title to real estate under the laws of the State of Illinois.

Dated May 24, 20 04

Signature: Meredith M. Rogo

Subscribed and sworn to before me
by the said MEREDITH M. ROGO
this 24 day of May, 20 04
Notary Public [Signature]



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.)