

THIS INSTRUMENT PREPARED BY
AND MAIL TO:
Francesco Roselli
Lillig & Thorsness, Ltd.
1900 Spring Road, Suite 200
Oak Brook, Illinois 60523



Doc#: 0421519101
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 08/02/2004 01:40 PM Pg: 1 of 3

ADDRESS OF GRANTEE AND
SEND SUBSEQUENT TAX BILLS TO:
Cynthia A. Perpich, Trustee
3921 N. Ravenswood Avenue
Chicago, Illinois 60613-2419

This space for recorder's use only

THE GRANTORS, BERNARD JOHN SHIPPER IV and CYNTHIA ANNE PERPICH, husband and wife, of 3921 N. Ravenswood Avenue, Cook County, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, convey and warrant to CYNTHIA A. PERPICH ("trustee"), AS TRUSTEE OF THE CYNTHIA A. PERPICH TRUST DATED May 8, 2002, (hereinafter referred to as the "Trust"), and all and every successor or successors in trust under the Trust, the following described real estate in the County of Cook and State of Illinois:

LOT 19 IN BLOCK 2 IN HERMAN C. BUECHNERS SUBDIVISION OF BLOCK 2 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTH EAST ¼ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE SOUTH EAST ¼ OF SAID SECTION) ALL IN COOK COUNTY, ILLINOIS.

Permanent Index No: 14-19-205-036-0000

Property Address: 3921 N. Ravenswood Avenue, Chicago, Illinois 60613-2419

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 trustee 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 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 the 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 review 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 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 trust have been complied with or be obligated 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; 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 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

STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

The grantors or their agents affirm that, to the best of their 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: JUNE 1, 2004

Signature: [Signature]
Grantor, Bernard J. Shipper IV

Signature: [Signature]
Grantor, Cynthia A. Perpich

Subscribed and sworn to before me by the said Grantors this 1ST day of JUNE, 2004.



Notary Public [Signature]

The grantee or her 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: June 1st, 2004

Signature: [Signature]
Grantee, Cynthia A. Perpich, as Trustee of the Cynthia A. Perpich Trust

Subscribed and sworn to before me by the said Grantee this 1ST day of JUNE, 2004.



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.

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