

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0427947173
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/05/2004 01:11 PM Pg: 1 of 3

43449.50 '13

QUIT

THE GRANTOR(S), Stephen Lee Moy and Mabel Lee Moy, as joint tenants, 325-E North Oak Park Avenue, Oak Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to Lakeside Bank, an Illinois banking corporation, as Trustee U/T/A dated 8/26/04, Trust No. 10-2735, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: 55 W. WACKER, CHICAGO, ILL.

LOTS 19 TO 23 IN BLOCK 19 IN DUNLOP MAAS AND ANSTETT'S SUBDIVISION OF BLOCKS 3, 9, 14 AND 19 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHEAST OF THE CENTER OF DESPLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads, ~~mortgage and trust deed specified below~~, general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2004 to the date of closing.

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

The powers and authority conferred upon the said Trustee Grantee are stated in Exhibit A attached.

Permanent Real Estate Index Number(s): 15-13-425-035, 15-13-425-036
Address(es) of Real Estate: 7501-7511 West Roosevelt Road, Forest Park, Illinois 60302

Dated this 23 day of September, 2004

Stephen Lee Moy
Stephen Lee Moy

Mabel Lee Moy
Mabel Lee Moy

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EXHIBIT A

Full power and authority is hereby granted to and vested in said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 praesenti or in futuro, and upon any 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 or 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. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

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 and said trust agreement 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 by 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, her, 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.

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephen Lee Moy and Mabel Lee Moy personally known to me to be the same person(s) whose name(s) are 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 23rd day of September, 2004

[Signature]
 (Notary Public)

OFFICIAL SEAL
JOHN J. CUMMINS
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES 8-10-2008

Property of Cook County Clerk's Office

Prepared By: John J. Cummins
415 N. LaSalle Street, Suite 602
Chicago, Illinois 60610

Mail To:
Steve Fister, *8th Fl.*
Law Offices of Victor J. Cacciatore
527 South Wells Street
Chicago, IL 60607

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 1111
[Signature]
Approved/Date

Name & Address of Taxpayer:
Jos. Cacciatore & Co.
527 South Wells Street
Chicago, IL 60607

STATE TAX

STATE OF ILLINOIS

SEP. 30. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000021591

REAL ESTATE TRANSFER TAX
00900.00
FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

OCT. - 1. 04

REVENUE STAMP

0000021317

REAL ESTATE TRANSFER TAX
00450.00
FP 103017