

# UNOFFICIAL COPY

## WARRANTY DEED

~~Joint Tenancy~~

Statutory (ILLINOIS)

(Individual to Individual)

THE GRANTOR(S),  
**PINO FRUSTACI**,  
a single man and  
**TERESA A. PALMSONE**,  
a single woman

of the City of Chicago, County of Cook,  
State of Illinois,

For and in consideration of the sum of  
TEN DOLLARS, and other good and valuable  
consideration in hand paid

CONVEY and WARRANT to  
**COLE TAYLOR BANK**  
LAND TRUST #96-7055 DATED 12-23-96

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: [a] General real estate taxes not due and payable at the time of closing; [b] building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; [c] zoning laws and ordinances which conform to the present usage of the premises; [d] public and utility easements which serve the premises; and [e] public roads and highways, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises.

Permanent Real Estate Index Number(s): 17-31-413-025-0000

Address(es) of Real Estate: 3663 S. Hermitage, Chicago, Illinois 60609

DATED this 7<sup>th</sup> day of October, 2004

Pino Frustaci (SEAL)  
PINO FRUSTACI

Teresa A. Palmsone (SEAL)  
TERESA A PALMSONE



Doc#: 0431733131  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/12/2004 10:02 AM Pg: 1 of 3

CT 1 SA3503082 1 OF 2 EDC NO ABJ

3 AC

CITY OF CHICAGO	
	NOV.-2.04
CITY TAX	REAL ESTATE TRANSACTION TAX
# 0000017296	DEPARTMENT OF REVENUE
	00600.00
	FP 102805

STATE OF ILLINOIS	
	NOV -2.04
STATE TAX	REAL ESTATE TRANSFER TAX
	DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	
# 0000080191	151080000
	00080.00
	FP 102808

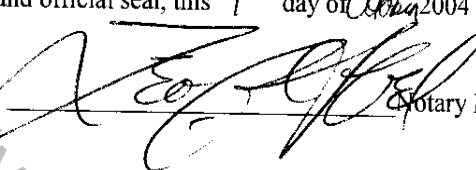
Box 304

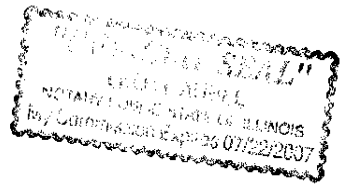
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State of Illinois ]  
                          ] SS  
County of Cook ]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **PINO FRUSTACI** and **TERESA A. PALMSONE** personally known to me to be the same persons whose names 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 7<sup>th</sup> day of July 2004

  
Notary Public



Commission expires:

**This instrument prepared by:**

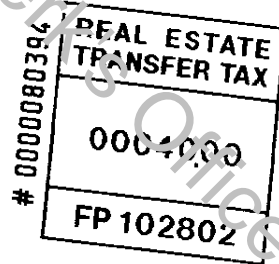
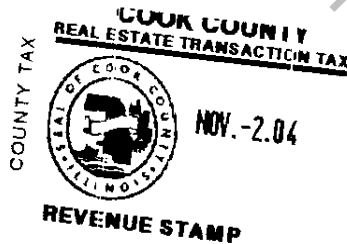
Leo G. Aubel  
Deutsch, Levy & Engel  
225 W. Washington St.  
Suite 1700  
Chicago, IL 60606

**Send subsequent tax bills to:**

Philip K. Gordon  
Attorney at Law  
809 W. 35<sup>th</sup> Street  
Chicago, IL 60609

**Mail to**

Philip K. Gordon  
Attorney at Law  
809 W. 35<sup>th</sup> Street  
Chicago, IL 60609



OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

**UNOFFICIAL COPY**

**STREET ADDRESS:** 3663 SOUTH HERMITAGE  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 17-31-413-025-0000

**LEGAL DESCRIPTION:**

LOT 75 IN LARNED'S SUBDIVISION OF BLOCK 27 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TO HAVE AND TO HOLD** said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.