

WARRANTY DEED


UNOFFICIAL COPY

ILLINOIS STATUTORY
(Individual to Individual)

MAIL TO:

William D. Murray

744 South Spring Avenue
La Grange, Illinois 60525



Doc#: 0436205061
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/27/2004 09:53 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Virginia D. Austria
2221 West Foster Avenue
Chicago, Illinois 60625

RECORDER'S STAMP

1 of 3

Virginia D. Austria, as Trustee of the Virginia D. Austria Trust dated February 4, 2004,

THE GRANTOR(S) of the City of Chicago County of Cook State of Illinois for and in consideration of Ten and 00/100 (\$10.00) DOLLARS

and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to Virginia D. Austria, an unmarried person

(GRANTEES' ADDRESS) of 2221 West Foster Avenue of the City of Chicago County of Cook State of Illinois all interest in the following described real estate situated in the County of Cook, in the State of Illinois,

to wit: Lot 2 in K. R. Beak and Company's Resubdivision of Lots 1 to 7 inclusive, in John Jacobs Subdivision of part of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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BOX 158

NOTE: If complete legal cannot fit in this space, leave blank and attach a separate 8.5" x 11" sheet with a minimum of .5" clear margin on all sides.

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

Permanent Index Number(s) 14-07-302-015-0000
Property Address: 2221 West Foster Avenue, Chicago, Illinois 60625

Dated this 10th day of December, 2004.

(Seal) _____ (Seal)

(Seal) Virginia D. Austria, trustee (Seal)

Virginia D. Austria, as Trustee

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

3

UNOFFICIAL COPY

STATE OF ILLINOIS } ss.
County of Cook }

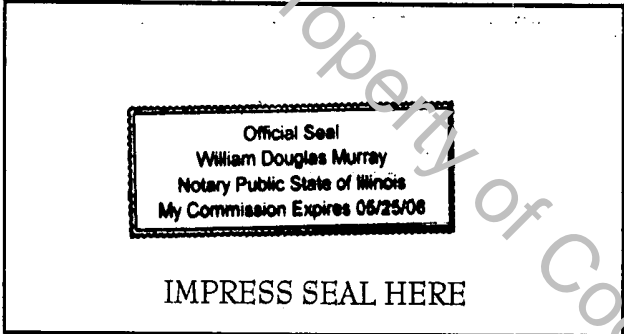
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Virginia D. Austria, as Trustee, as aforesaid

personally known to me to be the same person whose name is _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ^s he _____ signed, sealed and delivered the instrument as her 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 notarial seal, this 10th day of December, 2004.

My commission expires on May 25, 2008

William Douglas Murray
Notary Public



_____ COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
William D. Murray
744 South Spring Avenue
La Grange, Illinois 60525

EXEMPT UNDER PROVISIONS OF PARAGRAPH
10 SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: 12-10-04
Virginia D. Austria
Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

Office

WARRANTY DEED
ILLINOIS STATUTORY

FROM

TO

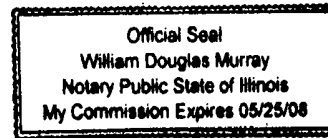
UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

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: 12/10/2004

Signature: Virginia D Austria, Trustee
Grantor or Agent

Subscribed and sworn to before
me by the said VIRGINIA D AUSTRIA, TRUSTEE
this 10TH day of DECEMBER, 2004
Notary Public William Douglas Murray

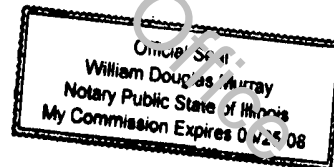


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 12/10/2004

Signature: Virginia D. Austria
Grantee or Agent

Subscribed and sworn to before
me by the said VIRGINIA D AUSTRIA
this 10TH day of DECEMBER, 2004
Notary Public William Douglas Murray



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 the provisions of Section 4, of the Illinois Real Estate Transfer Tax Act.)