

First American Title

Order # 10271280

DK/06/1

TRUSTEE'S
WARRANTY DEED
Statutory (ILLINOIS)
Individual to Individual



Doc#: 0504804304
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/17/2005 02:56 PM Pg: 1 of 4

THE GRANTOR, **GEORGE C. KOLODZIEJ**, as acting trustee of the Florence Zukowski Trust dated September 19, 2000, 221 North Kenilworth Avenue, Unit 513, Oak Park, Illinois 60302 for and in consideration of **Ten (\$10.00) Dollars**, and other good and valuable consideration in hand paid **CONVEY AND WARRANT TO:**

An undivided 50% interest unto **MICHAEL LIEB**, as trustee and unto all and every successor or successors in trust under the provisions of a trust agreement dated the 7th day of June, 1994, and known as Michael Lieb Self-Declaration of Revocable Trust, and an undivided 50% interest unto **ROSLYN C. LIEB**, as trustee and unto all and every successor or successors in trust under the provisions of a trust agreement dated the 7th day of June, 1994 and known as the Roslyn C. Lieb Self-Declaration of Revocable Trust (said trustees hereinafter referred to individually or collectively as "said trustee") **GRANTEES**, as tenants in common, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT #513 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 9 AND THE NORTH 132 FEET OF LOT 10 IN BLOCK 2 IN KETTLESRING ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTH PART OF THE NORTH WEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LAWDALE TRUST AND SAVINGS, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1971 AND KNOWN AS TRUST #5787 AND RECORDED ON MARCH 6, 1973 IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22240167; AND AMENDMENT RECORDED AUGUST 20, 1976 AS DOCUMENT 23606480 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Address: 221 North Kenilworth #513
Oak Park, IL 60302

4/12/09

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 FEB. 15. 05
 # 0000005824
 0021500
 REAL ESTATE TRANSFER TAX
 FP 103027

COOK COUNTY TAX
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 FEB. 15. 05
 # 0000005091
 0010750
 REAL ESTATE TRANSFER TAX
 FP 103028

UNOFFICIAL COPY**Permanent Index#: 16-07-115-047-1067**

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** the said premises, Tenants in Common forever.

****SEE ATTACHED EXHIBIT A****

DATED this 4th day of January, 2005.

George C. Kolodziej, Trustee

 George C. Kolodziej, acting trustee

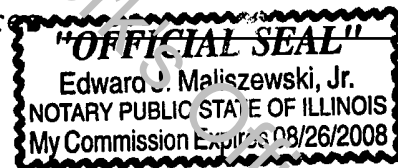
State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **GEORGE C. KOŁODZIEJ**, as acting trustee of the **Florence Zukowski Trust dated September 19, 2000**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 4TH day of February, 2005.

Edward J. Maliszewski, Jr.

 Notary Public

My Commission expires _____



This instrument was prepared by:
 Edward J. Maliszewski, Jr., Esq.
 840 S. Oak Park Ave.
 Oak Park, Illinois 60304

Mail to:
 Ms. Joyce F. Gradel
 Attorney at Law
 946 S. Wesley Avenue
 Oak Park, IL 60304

Mail's Address &
 Send subsequent tax bills to:
 Michael Lieb
 Roslyn C. Lieb
 221 N. Kenilworth #513
 Oak Park, IL 60302

RECORDER'S OFFICE BOX NO. _____

EXHIBIT A

UNOFFICIAL COPY

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said 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 terms 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.

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 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 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 to a successor or successors in trust, that such successor 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any or all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.



FEB.-3.05

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REAL ESTATE
TRANSFER TAX

0172000

FP 102801