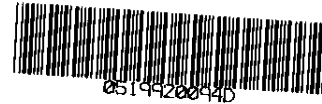


UNOFFICIAL COPY



First American Title Insurance Company



Doc#: 0519920094
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/18/2005 11:19 AM Pg: 1 of 3

TRUSTEE DEED

FIRST AMERICAN
File # 1107080
1/2

THE GRANTOR(S), Raymond J. Mancine, as Trustee under the provisions of the Raymond J. Mancine Revocable Trust, dated February 19, 2004, and Nancy P. Mancine, as Trustee under the provisions of the Nancy P. Mancine Revocable Trust, dated February 19, 2004, tenants in common, of 3234 S. Wells of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Alfred Brown and Heather Brown, husband and wife as tenants by the entirety and not as tenants in common and not as joint tenants, of 2729 S. Eleanor, Chicago, IL 60608 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOT 16 IN B.F. SHERMAN'S SUBDIVISION OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 17-29-316-012-0000
Address(es) of Real Estate: 2721 S. Crowell, Chicago, IL 60608

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 agreement 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.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JUL. 11.05
 CITY TAX

000001640 #

REAL ESTATE TRANSFER TAX
02025.00
FP 102812

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 JUL. 11.05
 STATE TAX

0000012366 #

REAL ESTATE TRANSFER TAX
00270.00
FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JUL. 11.05
 COUNTY TAX

000000125172 #

REAL ESTATE TRANSFER TAX
00135.00
FP 103028

REVENUE STAMP

UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County 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.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 29th day of June, 20 05

Raymond J. Mancine

Raymond J. Mancine, as Trustee under the provisions of The Raymond J. Mancine Revocable Trust dated February 19, 2005

Nancy P. Mancine

Nancy P. Mancine, as Trustee under the provisions of the Nancy P. Mancine Revocable Trust dated February 19, 2004, tenants in common

STATE OF ILLINOIS, COUNTY OF COOK ss.

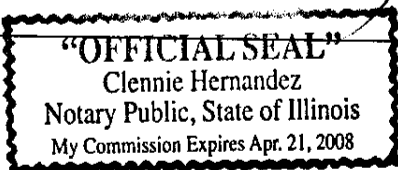
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Raymond J. Mancine, as Trustee under the provisions of the Raymond J. Mancine Revocable Trust, dated February 19, 2004, and Nancy P. Mancine, as Trustee under the provisions of the Nancy P. Mancine Revocable Trust, dated February 19, 2004, tenants in common, 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 29th day of June, 20 05

Commission expires 04/21, 20 08

Clennie Hernandez

(Notary Public)



Prepared by:
Steven Dallas / Regas, Frezados & Dallas LLP
111 W. Washington Street, Suite 1525
Chicago, IL 60602

Mail To:
Alfred Brown and Heather Brown
2729 S. Eleanor
Chicago, IL 60608

Name and Address of Taxpayer:
Alfred Brown and Heather Brown
2729 S. Eleanor
Chicago, IL 60608