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WARRANTY DEED

MAIL TO:

Abid Sabeeh
1897 Sunset Drive
Hanover Park, IL 60103



Doc#: 0536218059 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2005 03:35 PM Pg: 1 of 6

NAME & ADDRESS OF TAXPAYER:

Bahary Partnership
4708-4710 Armitage
Chicago, IL 60639

THE GRANTOR, **HILDA F. DEVRIES**, a widow, of the Village of Schaumburg, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **BAHARY PARTNERSHIP**, an Illinois General Partnership, as SOLE OWNER, the following described real estate:

LOTS 8, 9 AND 10 IN BLOCK 7 IN JOHN F. THOMPSON'S ARMITAGE AVENUE SUBDIVISION OF BLOCKS 2 AND 3 IN VANMATTAS SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (EXCEPT THE SOUTHWEST QUARTER) OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 13-34-125-037-0000 & 13-34-125-038-0000
Property Address: 4708-4710 Armitage, Chicago, IL 60639

Subject to real estate taxes for the years 2002 and thereafter, covenants, conditions and restrictions of record and building lines and easements as exist, hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises as Sole Owner.

DATED this 27th day of November, 2002

WITNESS:

X
HILDA F. DEVRIES, by Ronald C. DeVries
her Attorney-in-Fact

Christy Wang

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Hilda F. Devries, a widow, by Ronald C. DeVries, her Attorney-in-Fact, 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 ~~or she~~ signed, sealed and delivered the said instrument as his or 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 notary seal, this 27 of November, 2002.

"OFFICIAL SEAL" Notary Public
RONALD J. SENECHALLE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/9/2003
My commission expires:

* made his mark on the instrument in my presence and in the presence of the person who has signed above.


Prepared by Ronald J. Senechalle, Robinson, Pluymert, Piercey, MacDonald & Amato, Ltd.,
2300 Barrington Road, Suite 220, Hoffman Estates, IL 60195

Res 174262 D, CA 4 DEC

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COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX




DEC. 28. 05

REVENUE STAMP

0000180169

REAL ESTATE TRANSFER TAX
0016000
FP326670


City of Chicago
Dept. of Revenue
409907
12/22/2005 15:49 Batch 14394 85



Real Estate
Transfer Stamp
\$2,400.00

STATE TAX

STATE OF ILLINOIS



DEC. 28. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000030276

REAL ESTATE TRANSFER TAX
0032000
FP326660

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Illinois Statutory Short Form Power of Attorney for Property (Effective January 1, 1990)

(Notice: The purpose of this Power of Attorney is to give the person you designate (your "agent") broad powers to handle your property, which may include powers to pledge, sell or otherwise dispose of any real or personal property without advance notice to you or approval by you. This form does not impose a duty on your agent to exercise granted powers; but when powers are exercised, your agent will have to use due care to act for your benefit and in accordance with this form and keep a record of receipts, disbursements and significant actions taken as agent. A court can take away the powers of your agent if it finds the agent is not acting properly. You may name successor agents under this form but not co-agents. Unless you expressly limit the duration of this power in the manner provided below, until you revoke this power or a court acting on your behalf terminates it, your agent may exercise the powers given here throughout your lifetime, even after you become disabled. The powers you give your agent are explained more fully in Section 3-4 of the Illinois "Statutory Short Form Power of Attorney for Property Law" of which this form is a part (see pages 6, 7 and 8 of this form). That law expressly permits the use of any different form of power of attorney you may desire. (If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.)

POWER OF ATTORNEY made this 28th day of July 2002 (month, year).

1. I, Hilda F. DeVries 350 West Schaumburg Road Apt D 176 hereby appoint:
(insert name and address of principal) Schaumburg, IL 60194

Ronald C. DeVries 5003 Pajarito Road NE Albuquerque
(insert name and address of agent) NM 87110

as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could act in person) with respect to the following powers, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

(You must strike out any one or more of the following categories of powers you do not want your agent to have. Failure to strike the title of any category will cause the powers described in that category to be granted to the agent. To strike out a category you must draw a line through the title of that category.)

- | | |
|--|---|
| (a) Real estate transactions. | (i) Tax matters. |
| (b) Financial institution transactions. | (j) Claims and litigation. |
| (c) Stock and bond transactions. | (k) Commodity and option transactions. |
| (d) Tangible personal property transactions. | (l) Business operations. |
| (e) Safe deposit box transactions. | (m) Borrowing transactions. |
| (f) Insurance and annuity transactions. | (n) Estate transactions. |
| (g) Retirement plan transactions. | (o) All other property powers and transactions. |
| (h) Social Security, employment and military service benefits. | |

(Limitations on and additions to the agent's powers may be included in this power of attorney if they are specifically described below.)

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):

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3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

(Your agent will have authority to employ other persons as necessary to enable the agent to properly exercise the powers granted in this form, but your agent will have to make all discretionary decisions. If you want to give your agent the right to delegate discretionary decision-making powers to others, you should keep the next sentence, otherwise it should be struck out.)

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

(Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out the next sentence if you do not want your agent to also be entitled to reasonable compensation for services as agent.)

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

(This power of attorney may be amended or revoked by you at any time and in any manner. Absent amendment or revocation, the authority granted in this power of attorney will become effective at the time this power is signed and will continue until your death unless a limitation on the beginning date or duration is made by initialing and completing either (or both) of the following:)

6. This power of attorney shall become effective on July 29, 2002
(insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect)

7. This power of attorney shall terminate on _____
(insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death)

(If you wish to name successor agents, insert the name(s) and address(es) of such successor(s) in the following paragraph.)

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

Joanna E. DeVries Michael J. DeVries
5803 Pajarito Rd, NE Albuquerque, NM 87110 16501 Deer Drive Stilwell, KS 66085

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

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(If you wish to name your agent as guardian of your estate, in the event a court decides that one should be appointed, you may, but are not required to, do so by retaining the following paragraph. The court will appoint your agent if the court finds that such appointment will serve your best interests and welfare. Strike out paragraph 9 if you do not want your agent to act as guardian.)

9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

10. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

Signed (Principal) Hilda F. DeVries

(You may, but are not required to, request your agent and successor agents to provide specimen signatures below. If you include specimen signatures in this power of attorney, you must complete the certification opposite the signatures of the agent and successor.

Specimen signatures of agent (and successors) I certify that the signatures of my agent (and successors) are correct.

(Agent) [Signature]

(Principal) Hilda F. DeVries

(Successor Agent) [Signature]

(Principal) Hilda F. DeVries

(Successor Agent) _____

(Principal) _____

(This power of attorney will not be effective unless it is notarized, using the form below.)

State of IL)

County of Cook) SS.

The undersigned, a notary public in and for the above county and state, certifies that

HILDA F. DEVRIES, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth (, and certified to the correctness of the signature(s) of the agent(s)).

Dated: July 29, 2002 (SEAL)



(Notary Public) [Signature]

My commission expires 2/02/2003

(The name and address of the person preparing this form should be inserted if the agent will have power to convey any interest in real estate.)

This document was prepared by: _____

This document is provided free of charge by the Illinois Department on Aging, 421 East Capitol Avenue, #100, Springfield, IL 62701-1789 Senior HelpLine 1 800 252-8966 (Voice and TTY)

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Excerpts required by Section 3-4 of the Illinois Power of Attorney Act
(Ill. Rev. Stat., Ch. 110•, Par. 801-1 et seq.)

Statutory Short Form Power of Attorney for Property Law

Section 3-4. **Explanation of powers granted in the statutory short form power of attorney for property.** This Section defines each category of powers listed in the statutory short form power of attorney for property and the effect of granting powers to an agent. When the title of any of the following categories is retained (not struck out) in a statutory property power form, the effect will be to grant the agent all of the principal's rights, powers and discretions with respect to the types of property and transactions covered by the retained category, subject to any limitations on the granted powers that appear on the face of the form. The agent will have authority to exercise each granted power for and in the name of the principal with respect to all of the principal's interests in every type of property or transaction covered by the granted power at the time of exercise, whether the principal's interests are direct or indirect, whole or fractional, legal, equitable or contractual, as a joint tenant or tenant in common or held in any other form; but the agent will not have power under any of the statutory categories (a) through (o) to make gifts of the principal's property, to exercise powers to appoint to others or to change any beneficiary whom the principal has designated to take the principal's interests at death under any will, trust, joint tenancy, beneficiary form or contractual arrangement. The agent will be under no duty to exercise granted powers or to assume control of or responsibility for the principal's property or affairs; but when granted powers are exercised, the agent will be required to use due care to act for the benefit of the principal in accordance with the terms of the statutory property power and will be liable for negligent exercise. The agent may act in person or through others reasonably employed by the agent for that purpose and will have authority to sign and deliver all instruments, negotiate and enter into all agreements and do all other acts reasonably

necessary to implement the exercise of the powers granted to the agent.

(a) **Real estate transactions.** The agent is authorized to: buy, sell, exchange, rent and lease real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of direction under any land trust); collect all rent, sale proceeds and earnings from real estate; convey, assign and accept title to real estate; grant easements, create conditions and release rights of homestead with respect to real estate; create land trusts and exercise all powers under land trusts; hold, possess, maintain, repair, improve, subdivide, manage, operate and insure real estate; pay, contest, protest and compromise real estate taxes and assessments; and, in general, exercise all powers with respect to real estate which the principal could if present and under no disability.

(b) **Financial institution transactions.** The agent is authorized to: open, close, continue and control all accounts and deposits in any type of financial institution (which term includes, without limitation, banks, trust companies, savings and building and loan associations, credit unions and brokerage firms); deposit in and withdraw from and write checks on any financial institution account or deposit; and, in general, exercise all powers with respect to financial institution transactions which the principal could if present and under no disability.

(c) **Stocks and bond transactions.** The agent is authorized to: buy and sell all types of securities (which term includes, without limitation, stocks, bonds, mutual funds and all other types of investment securities and financial instruments); collect, hold and safekeep all dividends, interest, earnings, proceeds of sale,