

# UNOFFICIAL COPY

**PREPARED BY:**

William S. Ryan  
3101 North Rose  
Franklin Park, IL 60131

*Grantor's Address:*

**MAIL TAX BILL TO:**

David & Carol Frohlichstein  
**1910 JENNETTE AVE.**  
**ST. CHARLES, IL**

**MAIL RECORDED DEED TO:**

John H. McGuirk  
1001 E. Main St., Suite G  
St. Charles, IL 60174-2203



Doc#: 0609335346 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/03/2006 11:42 AM Pg: 1 of 3

## JOINT TENANCY TRUSTEE'S DEED

Statutory (Illinois)

THE GRANTOR(S), JOSEPH A. ENGLISH, as Trustee of the JOSEPH A. ENGLISH SELF DECLARATION OF TRUST, dated January 9, 2001, of 48 W. Lake St. in the Village of Oak Park, State of Illinois, for and in consideration of Five Hundred and Fifteen Thousand Dollars (\$515,000.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to DAVID FROHLICHSTEIN and CAROL FROHLICHSTEIN, his wife, of

Illinois, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT 3303 AND P-51 IN THE WELLS STREET TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 101 AND 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020484524 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECEIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0020484524

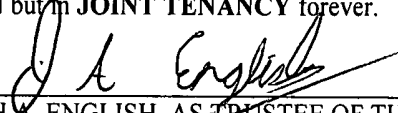
Permanent Index Number(s): 17-16-402-050-1165 & 17-16-402-050-1221  
Property Address: 701 S. Wells, Unit 3303 & P-51, Chicago, IL 60607

Subject, however, to the general taxes for the year of 2004 and thereafter, and all instruments, covenants restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

**TO HAVE AND TO HOLD** said premises not in **TENANCY IN COMMON** but in **JOINT TENANCY** forever.

Dated this 24th Day of March 2006

  
JOSEPH A. ENGLISH, AS TRUSTEE OF THE JOSEPH A. ENGLISH SELF DECLARATION OF TRUST DATED JANUARY 9, 2001

PARCEL 1: C. DUPAGE HM 8347454

1/2

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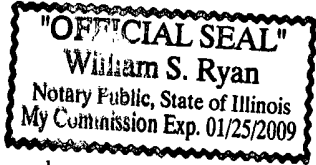
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Joint Tenancy Warranty Deed - *Continued*

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 that JOSEPH A. ENGLISH, AS TRUSTEE OF THE JOSEPH A. ENGLISH SELF DECLARATION OF TRUST DATED JANUARY 9, 2001, personally known to me to be the same person(s) whose name(s) is/are 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.

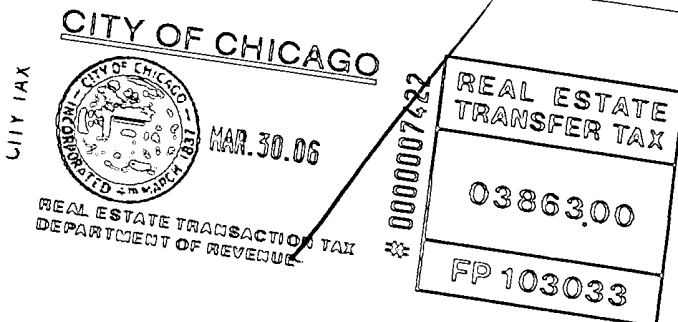
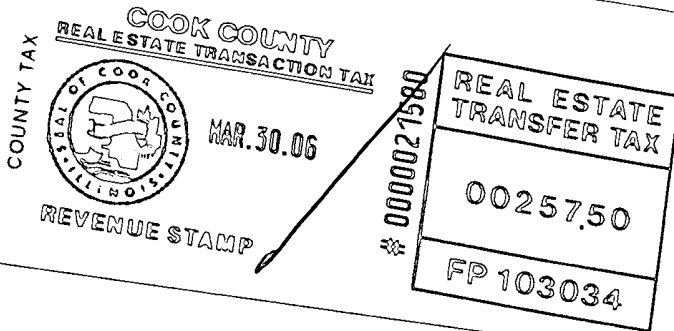
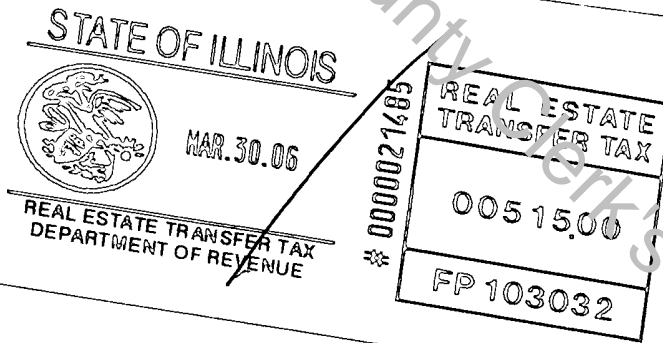
Given under my hand and notarial seal, this 24th Day of March 20 06



*William S. Ryan*  
Notary Public  
My commission expires Jan. 25, 2009

Exempt under the provisions of paragraph \_\_\_\_\_

Property of Cook County Clerk's Office



# 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 and hold title to real estate under the laws of the State of Illinois.

Dated 3/24, 2006 Signature: J. H. Engler by a/his  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 21<sup>st</sup> day of March, 2006

\_\_\_\_\_  
[Signature]  
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

Dated 3/24/06, \_\_\_\_\_ Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 21<sup>st</sup> day of March, 2006

\_\_\_\_\_  
[Signature]  
Notary Public



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