



Doc#: 0614417025 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/24/2006 12:26 PM Pg: 1 of 4

AFFIX TRANSFER TAX STAMPS

or

"Exempt under the provisions of Paragraph  
"e" Section 4, Real Estate Transfer Act."

Date: 11/25/05

Daniel P. Clark  
Buyer, Seller or Representative

**WARRANTY DEED**

Illinois Statutory Form

THIS INDENTURE WITNESSETH, That the Grantors, JANINE PATTEN and THOMAS J. MCDONALD, husband and wife, and JAMES PATTEN and XENIA PATTEN, husband and wife, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration, in hand paid, CONVEY unto Janine Patton, as trustee of the JANINE PATTEN REVOCABLE TRUST, dated September 25, 2005, as it may be from time to time amended, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 308 in the Highlands, a subdivision of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County Illinois.

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 with the appurtenances upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage and protect said premises or any part thereto, 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, and upon any terms and for any period or periods of time; 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 be 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 the 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

EXEMPTION APPROVED  
Janine Patton  
VILLAGE CLERK  
VILLAGE OF OAK PARK

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4


# UNOFFICIAL COPY

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 or 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.

Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

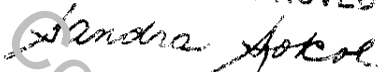
IN WITNESS WHEREOF, said Grantors have caused these presents to be signed this 25th day of November, 2005.

  
\_\_\_\_\_  
JANINE PATTEN

  
\_\_\_\_\_  
THOMAS J. MCDONALD

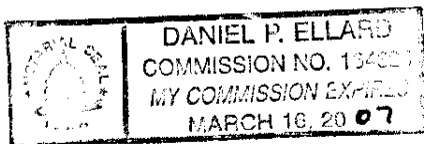
STATE OF IOWA            )  
  )ss  
COUNTY OF SCOTT        )

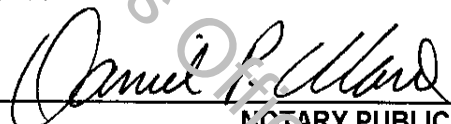
EXEMPTION APPROVED

  
VILLAGE CLERK  
VILLAGE OF OAK PARK


I, the undersigned, a Notary Public in and for and residing in said County, In the State Aforesaid, DO HEREBY CERTIFY, that JANINE PATTEN and THOMAS J. MCDONALD, husband and wife, personally known to me to be the same persons whose names 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 acts for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 25th day of November, 2005.



  
\_\_\_\_\_  
NOTARY PUBLIC

IN WITNESS WHEREOF, said Grantors have caused these presents to be signed this 25th day of November, 2005.

  
\_\_\_\_\_  
JAMES PATTEN

  
\_\_\_\_\_  
XENIA PATTEN

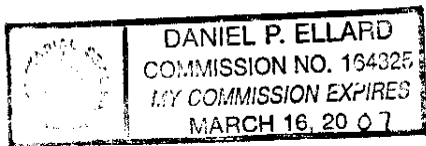
STATE OF IOWA            )  
  )ss  
COUNTY OF SCOTT        )

I, the undersigned, a Notary Public in and for and residing in said County, In the State Aforesaid, DO

# UNOFFICIAL COPY

HEREBY CERTIFY, that JAMES PATTEN and XENIA PATTEN, husband and wife, personally known to me to be the same persons whose names 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 acts for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 25th day of November, 2005.



*Daniel P. Ellard*  
\_\_\_\_\_  
NOTARY PUBLIC

MAIL TAX BILL TO:

Ms. Janine Patten  
650 S. Harvey Avenue  
Oak Park, IL 60304

THIS INSTRUMENT PREPARED BY:

Daniel P. Ellard  
Attorney At Law  
4300 East 53rd Street, Suite 103  
Davenport, Iowa 52807

GRANTEE'S ADDRESS:

650 S. Harvey Avenue  
Oak Park, IL 60304

RETURN TO:

Daniel P. Ellard  
Attorney At Law  
4300 East 53rd Street, Suite 103  
Davenport, Iowa 52807

Property of Cook County Clerk's Office

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## Statement by Grantor and Grantee

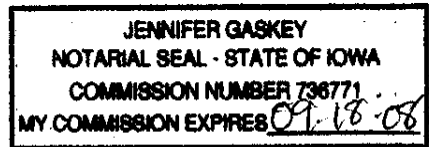
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 5/3/06

[Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor, this 3 day of May 2006

[Signature]  
Notary Public



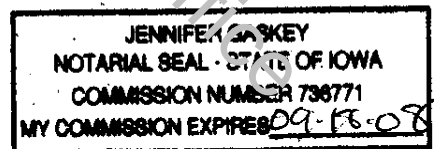
The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 5/3/06

[Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature], this 3 day of May 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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.