

# UNOFFICIAL COPY



Doc#: 0618649112 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/05/2006 04:33 PM Pg: 1 of 5

---

**WARRANTY DEED**

---

**MAIL TO:**

Raymond A. Feeley  
575 W. Exchange Street  
Crete, IL 60417

**NAME & ADDRESS OF TAXPAYER:**

Thomas Rocha  
Declaration of Trust  
244 Chestnut Avenue  
South Chicago Heights, IL 60411

---

GRANTOR(S), Thomas Rocha . divorced and not since remarried of 244 Chestnut Ave., South Chicago Heights, IL 60411, in the County of Cook, in the State of Illinois, for an in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) the GRANTEE(S), Thomas Rocha, Sr., Trustee of the Thomas Rocha, Sr. Declaration of Trust dated April 17, 2006 the following described real estate:

**SEE ATTACHED LEGAL DESCRIPTION**

PERMANENT INDEX NO: 32-32-116-010

PROPERTY ADDRESS: 244 Chestnut Avenue, South Chicago Heights, IL 60411

SUBJECT TO: (1) General real estate taxes for the year 2005 and subsequent years. (2) Covenants, conditions and restrictions of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this April day of 19, 2006.

  
\_\_\_\_\_  
Thomas Rocha

75  
3-2  
1-2  
3/1/06  
66

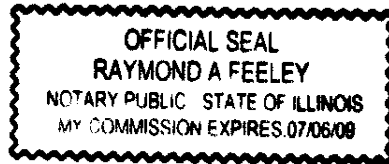
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF WILL        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas Rocha, 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 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 notary seal, this 19 day of April, 2006.

*Raymond A. Feeley*



COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph 6 Section 4, Real Estate Transfer Act.

DATE: 4-19-06

Signature: *Raymond A. Feeley*

PREPARED BY:  
Raymond A. Feeley  
Attorney at Law  
575 W. Exchange St.  
Crete, Illinois 60417

# UNOFFICIAL COPY

LOT 10 IN BLOCK 6 IN ALEXANDER PARK SUBDIVISION BEING A  
SUBDIVISION OF PART OF THE NORTH 45 ACRES OF THE EAST HALF OF THE  
NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 14  
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED SEPTEMBER 9, 1955 AS DOCUMENT NUMBER 16357452,  
IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and 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 real estate 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term 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.

The Grantor—hereby expressly warrants—to the Grantee (and all successors in interest), that the hereinabove-described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (765 ILCS 90/1-90/7, as amended), and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists upon said premises.

In no case shall any party dealing with said trustee in relation to said real estate, 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, (1) 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 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 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.

**UNOFFICIAL COPY****STATEMENT BY GRANTOR AND GRANTEE**  
(55 ILCS 5/3-5020 B)

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

Dated April 19, 2006Signature: Raymond HealeyGrantor or AgentSubscribed and sworn to before  
by the said  
this 19<sup>th</sup> day of April  
Notary PublicJessica Smiser

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 April 19, 2006Signature: Raymond HealeyGrantee or AgentSubscribed and sworn to before  
by the said  
this 19<sup>th</sup> day of April  
Notary PublicJessica Smiser

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

**EUGENE "GENE" MOORE**
 RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
 COOK COUNTY, ILLINOIS