

# UNOFFICIAL COPY

**TRUSTEE'S DEED  
ILLINOIS  
(WARRANTY DEED)**



Doc#: 0705445039 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/23/2007 11:53 AM Pg: 1 of 3

**Instrument Prepared by and  
Return Recorded to:**

Thomas E. Sweeney  
Katten Muchin Rosenman LLP  
525 West Monroe Street  
Chicago, IL 60661-3695

(The Above Space for Recorder's Use Only)

**THIS INDENTURE**, made this 22<sup>nd</sup> day of February, 2007, between **DENISE RUANE**, not individually, but solely as Trustee of the Ruane Zvokel Land Trust dated the 30th day of January, 2001, **Grantor**, and **DENISE RUANE**, an undivided two-thirds, and **BRIAN ZVOKEL**, an undivided one third, as tenants in common and not as joint tenants, both of 124 Augusta drive, Palos Heights, Illinois 60463, **Grantees**.

**WITNESSETH**, that Grantor, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby **CONVEY** and **WARRANT** unto the Grantees, in fee simple, the following described real estate in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Lot 15 in Westgate Valley Estates Unit 1, a subdivision of part of Section 31, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois.

Parcel 2: An easement for the enjoyment and use of the common areas as disclosed on Exhibit "A" of Declaration of Covenants, Conditions and Restrictions recorded May 13, 1999 as Document 99465828, in Cook County, Illinois

together with the tenements and appurtenances thereunto belonging.

I hereby declare this Deed represents a transaction exempt under the provisions of §E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law, and §E, §6 of the Cook County Real Property Transfer Tax Ordinance.

Dated: 2/22/07

Signed: *Gene & Sweeney*  
Thomas E. Sweeney, attorney

Commonly Known As: 124 Augusta Drive  
Palos Heights, IL 60463

Permanent Index Number: 24-31-202-<sup>214-015</sup>~~001~~-0000

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois.



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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 22nd day of February, 2007.

*Denise Ruane*

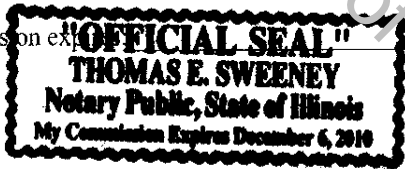
Denise Ruane, not individually but solely as Trustee of the Ruane Zvokel Land Trust U/A/D 1/30/01

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 Denise Ruane, Trustee of the Ruane Zvokel Land Trust U/A/D 1/30/01, 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 signed, sealed and delivered the said instrument as her free and voluntary act as such trustee, for the use and purpose therein set forth.

Given under my hand and seal this 22 day of February, 2007.

Commission expires



*Thomas E. Sweeney*  
NOTARY PUBLIC

SEND SUBSEQUENT TAX BILLS TO: Denise Ruane & Brian Zvokel  
124 Augusta Drive  
Palos Heights, IL 60463

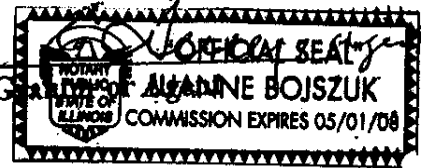
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## STATEMENT BY GRANTOR AND GRANTEE

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

Dated 2/23/07, 2007

Signature: [Signature]



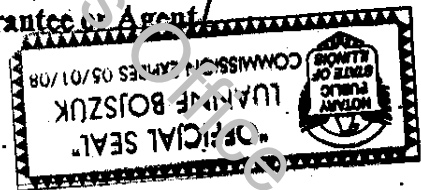
Subscribed and sworn to before me by the said 46 yrs this 23 day of February, 2007  
Notary Public [Signature]

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 2/20, 2007

Signature: [Signature]

Grantee or Agent



Subscribed and sworn to before me by the said AGENT this 23 day of February, 2007  
Notary Public [Signature]

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.

(Attached 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.)