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Doc#: 0713742148 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2007 01:21 PM Pg: 1 of 3

PREPARED BY & RETURN TO:
JOHN W. MAUCK
One North LaSalle Street **suite 600**
Chicago, Illinois 60602
312/726-1243

WARRANTY DEED

Statutory

THE GRANTOR(S), LORI A. COYLE, of the
City of CHICAGO, County of
COOK, State of Illinois,

This space reserved for Recorder's use only.

for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to RANDAL G. STYKA & DEBORAH L. STYKA ~~AS CO-TRUSTEES OF THE RANDAL G. STYKA & DEBORAH L. STYKA LIVING TRUST DATED MAY 26, 1995~~, the following described real estate in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED LEGAL

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record; Document No(s). _____; and to General Taxes for 2006 and subsequent years.


Permanent Real Estate Index Number(s): 14-29-414-040-1014

Address of Real Estate: 2550 N. SEMINARY, UNIT D
CHICAGO, IL 60614

Dated this 11th day of MAY, 2007.

Lori A. Coyle [SEAL]

CITY OF CHICAGO



MAY 15 07


CITY TAX

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 01687.50 |
| FP 102805 |

000015900

STATE OF ILLINOIS



MAY 15 07

STATE TAX


REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00225.00 |
| FP 102808 |

0000102178

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAY 15 07

COUNTY TAX

REVENUE STAMP

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00112.50 |
| FP 102802 |

0000102412

3/9

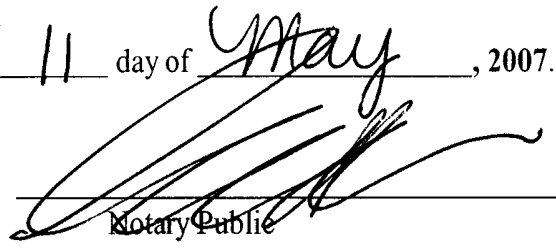
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lori A Coyle, 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 they/he/she signed, sealed and delivered the said instrument as their/his/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 official seal, this 11 day of May, 2007.

Commission expires: _____


Notary Public



FULL POWER LANGUAGE RIDER

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 premises 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 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, 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 199 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 mortgages 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 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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, providing for the exemption of homesteads from sale on execution or otherwise.

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STREET ADDRESS: 2550 W. SEMINARY #2

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-29-414-040-1014

LEGAL DESCRIPTION:

UNIT 2550-2 IN THE WRIGHTWOOD-SEMINARY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE EAST 1/2 OF LOT 1 IN SUBDIVISION OF THE WEST 1/2 OF BLOCK 17 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS., WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93905541, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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