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Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



0722133093

Doc#: 0722133093 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/09/2007 01:40 PM Pg: 1 of 6

Property of Cook County Recorder's Office

8/8/07

THE GRANTOR(S), Dan Williamson of the City of Calumet Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) his 50% interest in the property herein to Preferred Calumet, LLC 41 W. Jackson Boulevard #3540, Chicago, Illinois 60604 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: \* and the Heirs of the Estate of Maurice Williamson SE, Catherine Williamson and Shaune S. Ofori-Amanfo

8369596 JZ CB

LOTS 10 AND 11 IN BRICKMAKER'S SUBDIVISION OF BLOCK 4 IN BUTTERFIELD'S SUBDIVISION OF LOTS 1, 2, 3 AND 6 OF KRUEGER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record special taxes or assessment for improvements not yet completed general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s). A Life Estate personal to Seller, Daniel Williamson individually, and shall expire upon the earlier of the date Seller is deceased or the date Seller has vacated the Property for in excess in 30 days. Temporary absences from the Property in excess of 30 days due to extended vacations, other trips and for medical reasons which are not permanent in nature shall not be considered a vacation of the Property or an abandonment or termination of the Life Estate. Seller may not assign, bequeath or otherwise transfer to any family members, personal representatives or any other entity any successive life estates or any interests in the Property or the Life Estate reserved to him.

SEE "EXHIBIT A" ATTACHED

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

Permanent Real Estate Index Number(s): 25-30-202-011-0000, 25-30-202-012-0000  
Address(es) of Real Estate: 11927 South Wood, Calumet Park, Illinois 60827

Dated this 19th day of July, 2007

Dan Williamson  
Dan Williamson

Catherine Williamson  
Catherine Williamson

Shaune S. Ofori-Amanfo  
Shaune S. Ofori-Amanfo

Box 400-CTCC

6/1/07

**Life Estate.** Seller shall retain a life estate ("Life Estate") in the Property on terms and conditions as follows:

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- (i) The Life Estate shall be personal to Seller, Daniel Williamson individually, and shall expire upon the earlier of the date Seller (Daniel Williamson) is deceased or the date Seller has vacated the Property for in excess in thirty (30) days. In the event Seller is residing in a nursing home for more than thirty (30) days, Seller shall not be conclusively presumed to have vacated the Property unless it is determined by a physician that Seller will not be able to reside alone on the Property and care for himself again during his lifetime (a letter from a qualified physician with such determination shall be sufficient for this purpose). If Seller is competent, Seller will also be allowed to provide his approval of the termination of the Life Estate. Temporary absences from the Property in excess of thirty (30) days due to extended vacations, other trips and for medical reasons which are not permanent in nature shall not be considered a vacation of the Property or an abandonment or termination of the Life Estate. Any other term or condition of this Contract notwithstanding, if Seller resides in a nursing home, assisted living facility or other supportive living establishment for in excess of six (6) months, Seller shall be conclusively presumed to have vacated the Property and the Life Estate shall terminate.
  - (ii) Seller may not assign, bequeath or otherwise transfer to any family members, personal representatives or any other entity any successive life estates or any interests in the Property or the Life Estate reserved to him.
  - (iii) In the event of Seller's death or incompetency prior to the consummation of this transaction, this Contract will inure to the benefit of, and be binding upon, Seller's heirs and/or successors, but specifically excluding any and all right to the Life Estate which is personal only to Dan Williamson, individually and terminates upon his death, incompetency or vacating the Property as described above.
  - (iv) At the termination of the Life Estate, Purchaser agrees to allow Seller, his heirs or successors no more than forty five (45) days to vacate the Property and dispose of his personal property according to Seller's wishes.
  - (v) Except for real estate taxes which shall be paid by Purchaser, Seller shall, at his sole cost, pay all expenses and bear all liability of his occupancy of the Property during his Life Estate including, without limitation, homeowners insurance premiums, maintenance and replacement as necessary of the residence and all other structures and improvements on the Property whether due to casualty, normal use or otherwise, all utilities, real estate taxes and all other costs and expenses whatsoever of residing in and enjoying such Life Estate on the Property. Seller shall upon Closing and at all times thereafter during the life estate obtain and deliver to Purchaser a certificate of insurance showing Purchaser as a named insured on Seller's homeowner's insurance for the Property.

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- (iii) Seller may not place or permit a mortgage or any other lien or encumbrance whatsoever on the Property.
- (iv) Purchaser reserves the right to mortgage the Property during the term of the Seller's Life Estate, provided, however, no such mortgage shall permit the mortgagee to terminate or modify Seller's retained Life Estate in the Property. In the event that Purchaser places a mortgage on the property prior to the termination of the Life Estate, Purchaser agrees to cure any defaults so as to prevent any foreclosure action or cause the eviction of Seller from the Property.
- (v) At Closing, Seller and Purchaser shall provide in a recorded instrument, which may be a reservation of such Life Estate in the Warranty Deed from Seller to Purchaser of the Property, for the Life Estate as provided in this paragraph 13 of this Rider. The terms of any such recorded instrument shall be consistent with the provisions of this paragraph 13 and shall be satisfactory to both parties.

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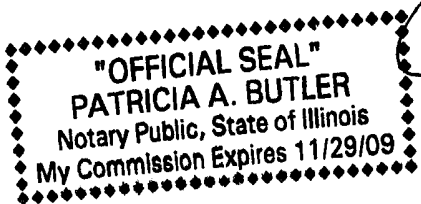
# UNOFFICIAL COPY

State Of Illinois )  
County Of Cook )

I, PAT BUTLER, a Notary Public in and for said County and State, do hereby certify that Shaune D FORI-AMANFO 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/she/they signed and delivered the said instrument as his/her/their free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this 19 day of July, 2009.

My commission expires:



Patricia Butler  
Notary Public

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State Of Illinois )  
County Of Cook )

I, JAY BUTLER

a Notary Public in and for said

County and State, do hereby certify that

Catherine Williamson

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/she/they signed and delivered the said instrument as his/her/their free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this 19 day of July, 2007.

My commission expires:

Patricia Butler

Notary Public



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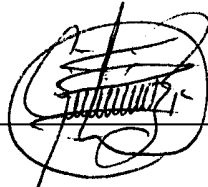
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STATE OF ILLINOIS, COUNTY OF Cook SS.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dan Williamson personally known to me to be the same person(s) whose name(s) 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 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 19th day of July, 2007



 (Notary Public)

**Prepared By:** Gloria Materre  
350 N. LaSalle Suite 1122  
Chicago, Illinois 60610







STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS AUG.-8.07	REAL ESTATE TRANSFER TAX
	# 0000008158	0025000
		FP 103024


**Mail To:**  
C. Grant McCorkhill  
131 South Dearborn Street, 30th Floor  
Chicago, Illinois 60603

**Name & Address of Taxpayer:**

~~Preferred Development  
11927 South Wood  
Calumet Park, Illinois 60827~~

Preferred Calumet LLC  
141 W. Jackson 35th Floor  
Chicago, IL 60604

 Calumet Park	Real Estate Transfer Tax <b>\$50.00</b>	 Calumet Park	Real Estate Transfer Tax <b>\$200.00</b>
 Calumet Park	Real Estate Transfer Tax <b>\$200.00</b>	 Calumet Park	Real Estate Transfer Tax <b>\$200.00</b>
 Calumet Park	Real Estate Transfer Tax <b>\$200.00</b>	 Calumet Park	Real Estate Transfer Tax <b>\$200.00</b>

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX AUG.-8.07	REAL ESTATE TRANSFER TAX
	# 0000006209	0012500
		FP 103022