

UNOFFICIAL COPY



Doc#: 0735108089 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/17/2007 09:40 AM Pg: 1 of 4

## WARRANTY DEED

**THIS INDENTURE WITNESSETH**, That the Grantor/s, Leatrice M. Marwitz, widow and not since remarried of 17853 Bernard Drive, Unit 1 Orland Park, IL 60462 and in consideration of Ten ---(\$10.00)---Dollars, and other good and valuable considerations in hand, paid, Convey(s) and Warrant(s) unto the PALOS BANK AND TRUST COMPANY, an Illinois Banking Corporation of the United States of America, as Trustee under the provisions of a Trust Agreement dated the 10<sup>th</sup> day of December, 2007 and known as Trust Number 1-7415 the following described real estate in the County of Cook in the State of Illinois, to wit:

Unit 1 in Eagle Ridge Condominium Unit IV as delineated on a survey of the following described real estate: That part of Lot 3 in Eagle Ridge Estates, being a subdivision of part of the Northwest Quarter of Section 32, Township 36 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds in Cook County, Illinois, as Document Number 94853963 together with its undivided percentage interest in the common elements.

Permanent Index No.: 27-32-102-003-1001

Common Address: 17853 Bernard Drive, Unit 1, Orland Park, IL 60462

**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 and to resubdivide said Property as often as desired, to contract to sell, to grant options, to sell on any terms, to convey either with or without consideration to donate, to dedicate, to mortgage, pledge or otherwise encumber: to lease said property, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period of time, not exceeding 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 partition 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 said premises and to deal with said property and every part thereof in all ways and for such other considerations as it would be lawful for any persons owning the same to deal with same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, and in no case shall any party dealing with said Trustee in relation to said premises, 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 to inquire into the necessity or expediency of any act of said Trustee, or be privileged or obliged to inquire into any of the terms of said Agreement.

The interest of each and every Beneficiary (ies) hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in earning avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said **PALOS BANK AND TRUST COMPANY** the entire legal and equitable title in fee, in and to all of the premises above -described.

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This conveyance is made upon the express understanding and condition that neither **PALOS BANK AND TRUST COMPANY** individually or as Trustee, nor its successors in Trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or us or their agents or attorneys may do or omit to do or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto or for injury to person or property happening in or about said real estate, any all such liability being hereby expressly waived and released. Any contract, obligations or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then Beneficiary (ies) under Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express Trust and not individually (and the Trustee shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only so far as the Trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

Any the said Grantor(s) hereby expressly waive(s) and release(s) 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.

IN WITNESS WHEREOF the Grantor(s) aforesaid has (we) hereunto set (his) (her) (their) hand and seal(s) this 12 day of DECEMBER, 2007.

(SEAL) Leatrice M. Marwitz  
Leatrice M. Marwitz

(SEAL) \_\_\_\_\_

(SEAL) \_\_\_\_\_

(SEAL) \_\_\_\_\_

State of Illinois )  
County of Cook )

I, the undersigned \_\_\_\_\_ a Notary Public in and for said County, aforesaid, do hereby certify that Leatrice M. Marwitz, of 17853 Bernard Drive, Unit 1, Orland Park, IL 60462 known to be the same person (s) whose name(s) subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the users and purposes therein set forth, including the release and waiver of right of homestead.



Given my hand and notary seal this 12th day of December, 2007.

Mary Kay Burke  
Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E, SECTION 4, REAL ESTATE TRANSFER

Mail Tax Bills To:

Leatrice M. Marwitz  
17853 Bernard Drive, Unit 1  
Orland Park, IL 60462

Dated: 12-12-07

Leatrice M. Marwitz  
Buyer, Seller or Representative

This Instrument was prepared by:  
Mary Kay Burke, Assistant Vice Pres./Trust Officer  
12600 S. Harlem Ave.  
Palos Heights, IL 60463

Mail To: Grantee's Address  
Palos Bank and Trust Company  
12600 South Harlem Avenue  
Palos Heights, Illinois 60463  
Trust Department

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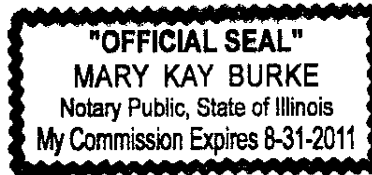
## STATEMENT BY GRANTOR AND GRANTEE

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: 10/2/07

Signature: Mary Kay Burke  
Agent/Grantor

Subscribed and sworn to before me by the said Grantor  
This 12th day of Oct, 2007.



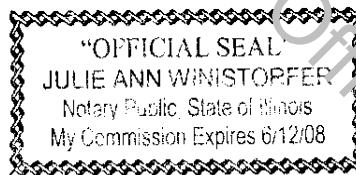
Mary Kay Burke  
Notary Public

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: Grantor

Signature: Mary Kay Burke  
Agent/Grantee

Subscribed and sworn to before me by the said Agent  
This 12th day of Oct, 2007.



Julie Ann Winistorfer  
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 a Class A Misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

STATE OF ILLINOIS  
County of Cook

# UNOFFICIAL COPY

SEP 19 2007

DAVID ORR, County Clerk

I, David Orr, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County do hereby certify that the attached is a true and correct copy of the original Record on file, all of which appears from the records and files in my office.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office in the city of Chicago, in said County.

COUNTY CLERK

DECEASED'S BIRTH NO.	REGISTRATION DISTRICT NO.	STATE OF ILLINOIS	STATE FILE NUMBER
	16.0		

DECEASED-NAME	FIRST	MIDDLE	LAST	SEX	DATE OF DEATH (MONTH, DAY, YEAR)
HARVEY	ALVIN	MARWITZ, JR.	MALE	18, 2007	

COUNTY OF DEATH	CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER	AGE - LAST BIRTHD (YRS)	UNDER 1 YEAR	UNDER 1 DAY	DATE OF BIRTH (MONTH, DAY, YEAR)
COOK	ORLAND PARK	80			JUNE 30, 1927

BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY)	MARRIED NEVER MARRIED WIDOWED DIVORCED (SPECIFY)	NAME OF SURVIVING SPOUSE (MAIDEN NAME, IF WIFE)	EDUCATION (SPECIFY ON HIGHEST GRADE COMPLETED)
ORLAND PARK, ILLINOIS	MARRIED	LEATRICE COERS	12

SOCIAL SECURITY NUMBER	USUAL OCCUPATION	KIND OF BUSINESS OR INDUSTRY	INSIDE CITY (YES/NO)	COUNTY
319-20-2232	REPRESENTATIVE	SALES	YES	COOK

RESIDENCE (STREET AND NUMBER)	CITY, TOWN, TWP. OR ROAD DISTRICT NO.	OF HISPANIC ORIGIN? (SPECIFY NO OR YES - IF YES, SPECIFY CUBAN, MEXICAN, PUERTO RICAN, ETC.)
17853 BERNARD DRIVE	ORLAND PARK	

FATHER-NAME	FIRST	MIDDLE	LAST	MOTHER-NAME	FIRST	MIDDLE	LAST
HARVEY			MARWITZ, SR.	LOUISE			TIEDT

INFORMANT'S NAME (TYPE OR PRINT)	RELATIONSHIP	MAILING ADDRESS (STREET AND NO. OR R.F.D., CITY OR TOWN, STATE, ZIP)
LEATRICE MARWITZ	WIFE	17853 BERNARD DRIVE, ORLAND PARK, IL, 60462

18. PART I. Immediate Cause (Final disease or condition resulting in death)	(a) ACUTE MYOCARDIAL INFARCTION	HOURS
18. PART II. Other significant condition contributing to death but not resulting in the underlying cause given in PART I.	(b) CORONARY ARTERY DISEASE	

CONDITIONS, IF ANY WHICH GIVE RISE TO IMMEDIATE CAUSE (a) STATING THE UNDERLYING CAUSE LAST.	(c) DUE TO, OR AS A CONSEQUENCE OF
	(a) CORONARY ARTERY DISEASE

DATE OF OPERATION, IF ANY	MAJOR FINDINGS OF OPERATION	AUTOPSY (YES/NO)	IF FEMALE, WAS THERE A PREGNANCY IN PAST THREE MONTHS?
	EMPHYSEMA	NO	NO

20a. I DID NOT ATTEND THE DECEASED AND AS SAID HIMSELF ALIVE ON	20b. (MONTH, DAY, YEAR)	20c. YES <input type="checkbox"/> NO <input type="checkbox"/>
21. IN THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED.	JULY 27, 2007	

22. SIGNATURE	(TYPE OR PRINT)	DATE SIGNED (MONTH, DAY, YEAR)
DR. THOMAS NELSON, D. O.; 2434 SOUTH WOLF ROAD; WESICHER, ILL. 60154	Thomas Nelson, D.O.	SEPT. 18, 2007

23. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER	(TYPE OR PRINT)	ILLINOIS LICENSE NUMBER
		036-077738

24a. BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY)	24b. ANATOMICAL GIFT ASSOCIATION	24c. CITY OR TOWN	24d. STATE
ORLAND PARK, ILLINOIS		CHICAGO, ILLINOIS	

25a. FUNERAL HOME	STREET AND NUMBER OR R.F.D.	CITY OR TOWN	STATE	ZIP
HALLOWELL & JAMES; 1025 WEST 55TH STREET; COUNTRYSIDE, ILLINOIS 60525		CHICAGO, ILLINOIS		

25b. FUNERAL DIRECTOR'S SIGNATURE	HOWARD J. EGGERT	DATE FILED BY LOCAL REGISTRAR (MONTH, DAY, YEAR)
		SEP 19 2007

25c. FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER	034-012221
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25d. DATE FILED BY LOCAL REGISTRAR (MONTH, DAY, YEAR)	SEP 19 2007
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