

UNOFFICIAL COPY



Doc#: 0801049074 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/10/2008 02:58 PM Pg: 1 of 4

WARRANTY DEED IN TRUST

(Individual to Trust)

THE GRANTOR,
DOUGLAS TOWSEY, a
man who is not married, of
Cook County, State of
Illinois, for and in
consideration of One and
No/100 (\$1.00) DOLLARS,
and other good and valuable
consideration in hand paid,

Conveys and Warrants to **DOUGLAS TOWSEY, as Trustee of the Douglas Towsey Trust dated August 7, 2007, as amended or restated from time to time, and all and every Successor Trustee or Trustees, all of the interest** in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1952-3 IN PATTERSON PARK CONDOMINIUM AS DELINEATED ON AND
DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL
OF REAL ESTATE:

LOTS 23, 24, AND 25 IN BLOCK 5 IN JOHN TURNER'S HEIRS' SUBDIVISION OF
BLOCKS ONE, TWO, THREE, FOUR OF JOHN TURNER'S SUBDIVISION OF THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
LYING WEST OF LINCOLN AVENUE EXCEPT THAT PART OF THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SAID WOUTHWEST QUARTER OF
WEST OF WOLCOTT STREET IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF
CONDOMINIUM RECORDED DECEMBER 16, 1998 AS DOCUMENT NUMBER
08143284, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS
UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

Subject To: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record, building liens and assessments, if and so long as they do not interfere with the current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever with the appurtenances on the trust(s) and for the uses and purposes set forth in said trust(s).

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

UNOFFICIAL COPY

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that, at the time of the delivery thereof, the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the terms, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

Exempt Under Par. E, Sec. 45, of the Real Estate Transfer Tax Law. Dayl 8/7/07

Permanent Real Estate Index Number: 14-19-225-006

Address of Real Estate: 1952 W. Patterson, Unit No. 1952-3, Chicago, IL 60661

DATED this 7 day of August, 2007.

Dayl
DOUGLAS TOWSEY

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 DOUGLAS TOWSEY, 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 and delivered the said instrument as his 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 7th day of August, 2007.

Commission expires: 2/19/2011.

Monica Gurgio Barba
Notary Public



UNOFFICIAL COPY

This Instrument Was Prepared By: Monica J. Gurgio, 119 N. Northwest Hwy., Palatine, IL 60067

Mail To:
Douglas Towsey, Trustee
4981 Emerson Ave.
Palatine, IL 60067

Send Tax Bills To:
Douglas Towsey, Trustee
4981 Emerson Ave.
Palatine, IL 60067

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTORS AND GRANTEE

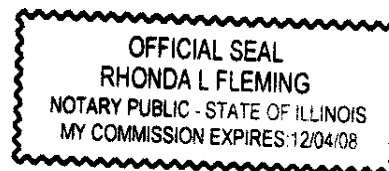
The GRANTOR or THEIR agent affirms that, to the best of their knowledge, the name of the Grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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.

Date: 8/7/07Signature: M. George

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Agent
THIS 7th DAY OF August, 2007

Rhonda L Fleming
NOTARY PUBLIC



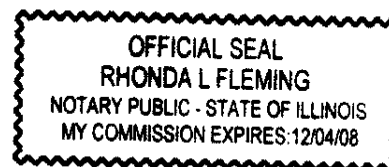
The GRANTEE or THEIR agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date: 8/7/07Signature: M. George

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Agent
THIS 7th DAY OF August, 2007

Rhonda L Fleming
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 Act.]