

UNOFFICIAL COPY

WARRANTY DEED

JAMES C. HAVRANEK II and KATHLEEN S. HAVRANEK, married to each other, of the Village of Schaumburg, County of Cook, State of Illinois for and in consideration of TEN & No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to KATHLEEN S. HAVRANEK, as Trustee of the KATHLEEN S. HAVRANEK LIVING TRUST, u/a/d March 2, 1998, of 53 Stevens Drive, Schaumburg, Illinois



Doc#: 0809922038 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/08/2008 11:56 AM Pg: 1 of 4

COPY

The above Space for Recorder's Use only

The following described Real Estate situated in County of Cook in the State of Illinois, to wit:

THAT PART OF LOT 21 IN AUTUMN RIDGE, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 88598269, RECORDED DECEMBER 29, 1988 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 21; THENCE SOUTH 30 DEGREES 47 MINUTES 44 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 21 A DISTANCE OF 55.15 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 30 DEGREES 47 MINUTES 44 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 21 A DISTANCE OF 25.00 FEET; THENCE SOUTH 59 DEGREES 19 MINUTES 51 SECONDS WEST 127.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 21; THENCE NORTH 30 DEGREES 47 MINUTES 38 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 21 A DISTANCE OF 25 FEET; THENCE NORTH 59 DEGREES 19 MINUTES 51 SECONDS EAST 127.59 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 07-24-306-008

Address of Real Estate: 53 STEVENS DRIVE, SCHAUMBURG, ILLINOIS

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

THE TERMS AND CONDITIONS APPEARING ON EXHIBIT A OF THIS INSTRUMENT ARE MADE A PART HEREOF.

4-7-08
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

13227 *s-φ-*

DATED this 15th day of April, 2008.

James C. Havranek II (SEAL)
JAMES C. HAVRANEK II

Kathleen S. Havranek (SEAL)
KATHLEEN S. HAVRANEK

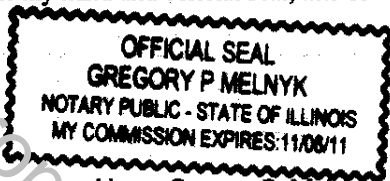
Bm RECD

UNOFFICIAL COPY

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 JAMES C. HAVRANEK II and KATHLEEN S. HAVRANEK, married to each other, personally known to me to be the same persons whose names 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 15th day of April, 2008.



Gregory P. Melnyk
Notary Public

This instrument was prepared by: Gregory P. Melnyk
1111 South Boulevard, Oak Park, IL 60305

MAIL TO:

Gregory P. Melnyk
1111 South Blvd.
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILLS TO:

Kathleen S. Havranek, Trustee
53 Stevens Drive
Schaumburg, IL 60173

Exempt under provisions of §e, Section 4,
Real Estate Transfer Tax Act.

Exempt under Cook County Ordinance 95104,
Paragraph e.

Dated: April 15, 2008

Dated: April 15, 2008

Signed: *James C. Havranek II*
JAMES C. HAVRANEK II

Signed: *James C. Havranek II*
JAMES C. HAVRANEK II

Signed: *Kathleen S. Havranek II*
KATHLEEN S. HAVRANEK II

Signed: *Kathleen S. Havranek II*
KATHLEEN S. HAVRANEK II

Exempt under provisions of Section (a),
Schaumburg Real Estate Transfer Tax Ordinance.

Dated: April 15, 2008

Dated: April 15, 2008

Signed: *James C. Havranek II*
JAMES C. HAVRANEK II

Signed: *James C. Havranek II*
JAMES C. HAVRANEK II

Signed: *Kathleen S. Havranek II*
KATHLEEN S. HAVRANEK II

Signed: *Kathleen S. Havranek II*
KATHLEEN S. HAVRANEK II

UNOFFICIAL COPY

EXHIBIT A

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in 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 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 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 real estate, 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 or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Title of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither KATHLEEN S. HAVRANEK, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in 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 and all such liability being hereby expressly waived and released. Any contract, obligation 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 beneficiaries under said 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 any express trust and not individually (and the Trustee shall have no obligation 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.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said KATHLEEN S. HAVRANEK the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

UNOFFICIAL COPY

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: April 15, 2008.

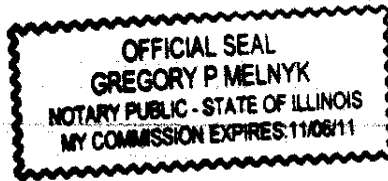
Signature:

James C. Horvath Trustee
Grantor or Agent

SUBSCRIBED AND SWORN TO

before me by the said grantor
this 15th day of April, 2008

Gregory P. Melnyk
Notary Public



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: April 15, 2008.

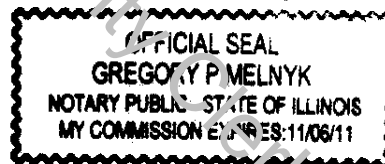
Signature:

Ruthless Horvath Trustee
Grantee or Agent

SUBSCRIBED AND SWORN TO

before me by the said grantee
this 15th day of April, 2008

Gregory P. Melnyk
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 of a Class A misdemeanor for subsequent offenses.

(Attach 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.)