

# UNOFFICIAL COPY



## DEED IN TRUST - WARRANTY

Doc#: 0824845070 Fee: \$44.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/04/2008 09:35 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH that the Grantor, JEFFREY N. MUSUR, married to STEPHANIE M. MUSUR, for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, convey and warrant unto JEFFREY N. MUSUR AND STEPHANIE M. MUSUR, Trustees under THE JEFFREY N. MUSUR AND STEPHANIE M. MUSUR REVOCABLE DECLARATION OF TRUST DATED August 8, 2008, the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1: Unit No. 209 in the Post Card Place Condominium as delineated and defined on the Plat of Survey of the following described parcel of real estate: Parcel A: Lots 1 through 10, in Block 3 in Buschner's Subdivision of Block 2 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  thereof) in Cook County, Illinois. Parcel B: The Westerly 35 Feet of Lot 44 in the Subdivision of Block 2 in H.C. Buschner's Subdivision of Block 2 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ ) in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium made by Cole Taylor Bank, as Successor Trustee to Harris Trust and Savings Bank, as Trustee under a Trust Agreement dated May 26, 1988 and known as Trust No. 94163 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 96948549, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space No. 19A limited common element, as delineated on the Survey attached as Exhibit "A" to the aforesaid Declaration.

Commonly known as 1733 W. Irving Park Road, Unit 209, Chicago, Illinois 60613  
PIN: 14-19-205-040-1036

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.


SY  
SC  
MJ  
BB  
P-3  
MUN

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In no case shall any party dealing with said Trustees 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 Trustees, 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 Trustees, 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 Trustees 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 Trustees 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.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 25<sup>th</sup> day of August, 2008.

  
 \_\_\_\_\_ (SEAL)  
 JEFFREY M. MUSUR

  
 \_\_\_\_\_ (SEAL)  
 STEPHANIE M. MUSUR

**THIS TRANSACTION IS FOR LESS THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.**

8-25-2008  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Buyer, Seller or Representative



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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed of 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 August 25, 2008 Signature Susan Rogers  
Grantor or Agent

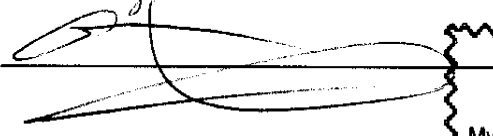
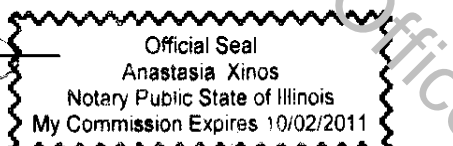
Subscribed and sworn to before me the said Susan Rogers this 25<sup>th</sup> day of August, 2008.

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 August 25, 2008 Signature Susan Rogers  
Grantee or Agent

Subscribed and sworn to before me the said Susan Rogers this 25<sup>th</sup> day of August, 2008.

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 offence and of a Class A Misdemeanor for subsequent offenses.

(Attach 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.)