

UNOFFICIAL COPY



Doc#: 0831046083 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/05/2008 01:48 PM Pg: 1 of 3

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor/s, Stella M. Ballas, a single person and Elaine M. Ballas, a single person of 16001 S. 88th Ave., 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 22nd day of August, 2008 and known as Trust Number 1-7645 the following described real estate in the County of Cook in the State of Illinois, to wit:

**Unit 302 in Carrig Ridge of Highland Brook Condominiums, together with the exclusive use of Garage Space G-19, a limited common elements, as delineated on that certain survey of the following described real estate to wit: Lot 1 in Highland Brook, a Subdivision of part of the West ½ of the Northwest ¼ of the Northwest ¼ of Section 23, Township 36 North, Range 12, East of the Third Principal Meridian, all in Cook County, Illinois.**

Which survey is attached to that Declaration of Condominium recorded in the Office of the Recorder of Deeds on May 20, 2005 as Document 05-140-27124 together with its undivided percentage interest in the common elements as defined and set forth said Declaration and survey aforesaid, all in Cook County, Illinois.

Grantor also hereby grants to the Grantee, its successors and assigns, rights and easements appurtenant to the subject unit described herein, rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and grantor reserves to itself, its successors and assigns as the right and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration are recited and stipulated at length herein.

Permanent Index No.: 27-23-119-001-0000 and 27-23-119-005-0000

Common Address: 16001 South 88<sup>th</sup> Avenue, Unit 302 G-19, 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 2nd day of October, 2008.

(SEAL) Stella M. Ballas  
Stella M. Ballas

(SEAL) Elaine M. Ballas  
Elaine M. Ballas

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

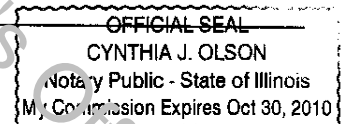
(SEAL) \_\_\_\_\_

State of Illinois )  
County of Cook )

I, the undersigned \_\_\_\_\_ a Notary Public in and for said County, aforesaid, do hereby certify that Stella M. Ballas ad Elaine M. Ballas of 16001 S. 88<sup>th</sup> Ave., Orland Park, IL 60462 the same person (s) whose name(s) 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 users and purposes therein set forth, including the release and waiver of right of homestead.

Given my hand and notary seal this 2nd day of October, 2008.

Cynthia J. Olson  
Notary Public



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

Mail Tax Bills To:

Palos Bank and Trust u/t/a 1-7315  
12600 S. Harlem Ave.  
Palos Heights, IL 60463

Dated: Oct. 2, 2008  
Stella M. Ballas  
Buyer, Seller or Representative

This Instrument was prepared by:  
John Z. Toscas, Attorney at Law  
12616 S. Harlem Avenue  
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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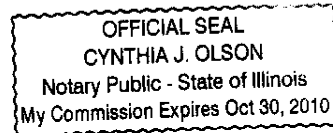
## STATEMENT BY GRANTOR AND GRANTEE

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: October 2, 2008

Signature: Stella M. Baller  
Agent/Grantor

Subscribed and sworn to before  
me by the said Grantor  
This 2nd day of October, 2008.



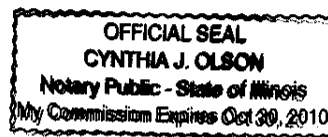
Cynthia J. Olson  
Notary Public

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: October 2, 2008

Signature: Stella M. Baller  
Agent/Grantee

Subscribed and sworn to before  
me by the said Grantor  
This 2nd day of October, 2008.



Cynthia J. Olson  
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.)

Jan-08