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1999-11-26 10:53:05
Cook County Recorder 27.50

**SPECIAL
WARRANTY DEED
To Revocable Living
Trust**



THIS CONVEYANCE IS A
TRANSFER TO A
REVOCABLE LIVING
TRUST.

THIS SPACE RESERVED FOR RECORDING DATA

This Special Warranty Deed, made between LILLIAN TANDBERG, TRUSTEE AND BRIAN L. BUSS AS SUCCESSOR CO-TRUSTEE TO NELS-ARNOLD TANDBERG; TRUSTEE; UNDER THE NELS-ARNOLD TANDBERG LIVING TRUST, DATED APRIL 5, 1997, Grantors, and LILLIAN TANDBERG and BRIAN L. BUSS, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, OF THE NELS ARNOLD TANDBERG FAMILY TRUST, DATED SEPTEMBER 4, 1997, Grantees.

The Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, do hereby Convey and Warrant to Grantee and Grantee's successors in trust and assigns, all of Grantors' undivided one-half (1/2) interest in the following described real estate, in Cook County, Illinois:

Parcel 1: That part of Lot 12 of the Commons of Palos Park Phase II, being a subdivision of part of the South 1/2 of the North East 1/4 of Section 26, Township 37 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded July 20, 1979 as Torrens Document 3105635 in Cook County, Illinois and more completely described as follows: Beginning at the South West corner of said Lot 12; Thence North 16° 11' 00" West along the Westerly line of said Lot 12 71.00 feet; Thence North 86° 50' 00" East along the Northerly line of said Lot 12 44.08 feet; thence South 37° 03' 36" East along a line parallel with an Easterly line of said Lot 12 83.34 feet; Thence South 86° 50' 00" West along the Southerly line of said Lot 12 a distance of 74.56 feet to the Place of Beginning.

Parcel 2: Grantor hereby grants unto Grantee easements appurtenant to and for the benefit of Parcel 1 aforesaid for ingress and egress over and upon Lot 41 in the Commons of Palos Park Phase II as set forth in plat thereof filed July 19, 1979 as LR 3105635 and as reserved and set forth in Declarations of Covenants, Restrictions and Easements for the Palos Commons Planned Unit Development and for the Palos Commons Townhomes registered March 7, 1980 as LR 3149276 and LR 3149277.

commonly known as: 26 Commons Drive, Palos Park, Illinois 60464

P.I.N. Number: 23-26-201-074-0000

Return Deed To Preparer:

**Trustee(s)/Grantee(s)/Grantor(s) Address:
Mail Tax Bills To:**

Lesa Miller
Law Offices of Lesa Oldham Miller
15 E. Wilson St.
Batavia, Illinois 60510

MRS. LILLIAN TANDBERG
26 Commons Drive
Palos Park, Illinois 60464



Handwritten initials: MS, P3, ML, AW

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THE STATE OF ILLINOIS, County of Cook, ss. I, Clerk of said County, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this _____ day of _____, 19____.

Property of Cook County Clerk's Office

MELBA J. TAMM

CARRIE J. TAMM

TO HAVE AND TO HOLD the premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof.

The Property conveyed by this deed is according to the recorded plat, if any, and with all its appurtenances and subject to: taxes and assessments for this and subsequent years; easements and rights of way, existing or of record; rights of any party not shown by public records; reservations, restrictions, covenants and leases of record; the lien of every trust deed or mortgage (if any) of record in said county to secure the payment of money, and remaining unreleased, at the date of the delivery hereof.

This IS Homestead Property. Dated: September 4, 1997

In Witness Whereof, Grantors have executed this instrument this September 4, 1997

Lillian Tandberg

LILLIAN TANDBERG, Trustee

Brian L. Buess

BRIAN L. BUSS, Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

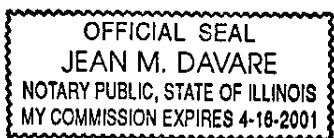
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LILLIAN TANDBERG, Trustee of the NELS ARNOLD TANDBERG LIVING TRUST, dated April 5, 1997, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Given under my hand and official seal, this 9/4/99

LILLIAN TANDBERG ONLY

Jean M. Davare
NOTARY PUBLIC

09024562



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STATE OF ILLINOIS

(22)

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that HELEN L. BUSH, Successor Co-Trustee of the WILLIAMS TRUST, is the true and lawful owner of the premises described in the foregoing instrument, and that she is duly qualified to execute the same.

Witness my hand and the seal of my office, this _____ day of _____, 19____.

Notary Public

No fee is charged for this examination as provided for in the constitution. The fee hereby is not to be paid.

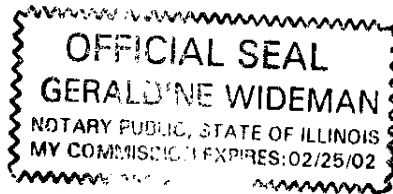
UNOFFICIAL COPY

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 BRIAN L. BUSS, Successor Co-Trustee of the NELS ARNOLD TANDBERG LIVING TRUST, dated April 5, 1997, 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, sealed 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 all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Given under my hand and official seal, this September 10, 1999

Geraldine Wideman
NOTARY PUBLIC



Exemption statement: Exempt under Paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law.

Eric K. Miller
Signature of Buyer, Seller or Representative

October 4, 1999
Date

No title examination was performed for this conveyance. The legal description of the property was provided by the Grantors, and this deed was prepared in reliance on that description. The attorney preparing this deed makes no representation as to the status of title or description of the property.

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20____.

Property of Cook County Clerk's Office

CLERK OF THE COURT
COOK COUNTY, ILLINOIS

20000000

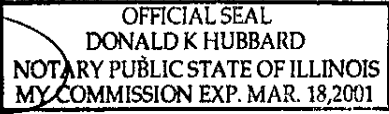
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorize 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: 10-18-1999

Signature: *Alexa K. Muller*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 10-18-1999

Donald K Hubbard
Notary Public



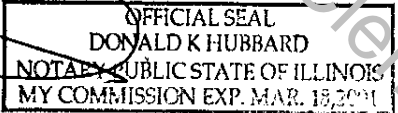
The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorize 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: 10-18-1999

Signature: *Alexa K Muller*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 10-18-1999

Donald K Hubbard
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.)

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

09024562