

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED IN TRUST

Statutory (Illinois)  
(Corporation to Trust)

11 2009.08173  
MAIL TO:

Randy P. Evangelides  
Attorney At Law  
785 Wexford Court  
Grayslake, IL 60030

### NAME & ADDRESS OF TAXPAYER:

John J. Rafter and Fern Rafter  
1605 E. Central Rd. #119C  
Arlington Hts, IL 60005



Doc#: 1019555040 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/14/2010 02:32 PM Pg: 1 of 4

PREMIER TITLE

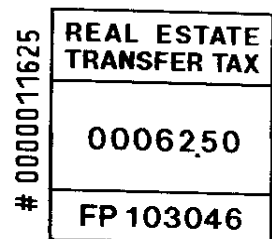
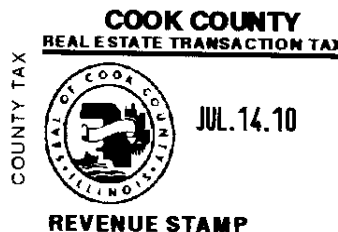
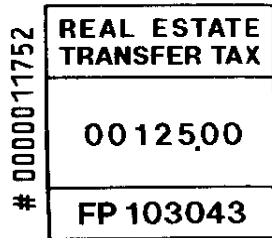
THE GRANTOR: Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey unto John J. Rafter and Fern M. Rafter, as Trustee under the provisions of a Trust Agreement dated the 8th day of May, 1995, and known as John J. Rafter and Fern M. Rafter Trust Agreement and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Property Address: 1605 E. Central Rd. #119C, Arlington Hts, IL 60005

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, 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 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 or easement appurtenant to said premises or any part thereof, and to deal with said property 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.



# UNOFFICIAL COPY

In no case shall any party dealing with said trustee 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 trustee, 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 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 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 trustee 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 title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 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 the earnings, avails and proceeds thereof as aforesaid.

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

And the said grantor(s) hereby 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.

Permanent Real Estate Index Number(s): 08-10-201-024-1343  
Property Address: 1605 E. Central Rd. #119C, Arlington Hts, IL 60005

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Thomas J. Anselmo President, and attested by its \_\_\_\_\_ Secretary, this 28<sup>th</sup> day of June, 2010.

IMPRESS  
CORPORATE  
SEAL HERE

Name of Corporation: Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC as its Attorney-In-Fact

By: X Thomas J. Anselmo authorized (SEAL)  
President

ATTEST: X \_\_\_\_\_ (SEAL)  
Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

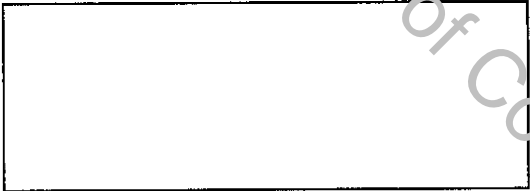
STATE OF Illinois )  
County of Cook )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
X Thomas J. Anselmo personally known to me to be the X Paul Menden President of Freedman  
Anselmo Lindberg LLC as its Attorney-In-Fact Federal National Mortgage Association, and  
X personally known to me to be the X Secretary of said corporation,  
and 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 severally acknowledged that as such Paul Menden President and — Secretary, they signed and delivered the said  
instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of  
said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 28th day of June, 2010.

X [Signature]  
Notary Public

My commission expires on X 1/15, 2013.



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_  
SECTION 4, REAL ESTATE TRANSFER ACT  
DATE: \_\_\_\_\_

NAME AND ADDRESS OF PREPARER:

Thomas J. Anselmo  
1807 W. Diehl Road, #333  
Naperville, IL 60563-1890

Buyer, Seller or Representative

Property Address: 1605 E. Central Rd. #119C, Arlington Hts, IL 60005

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE595B

TO  
FROM

WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)

PREMIER TITLE  
NORTHWEST HIGHWAY  
ARLINGTON HTS. IL 60004  
630-255-1100

# UNOFFICIAL COPY

EXHIBIT "A"

File No.: 2009-08172-PT

Commitment No.: 2009-08172-PT

## PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

### PARCEL 1:

UNIT 119-C, BUILDING 4, IN THE DANA POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS "B" AND "C", TAKEN AS A TRACT (EXCEPT THE NORTH 306 FEET WEST 350 FEET AND EXCEPT THE NORTH 469.65 FEET LYING EAST OF THE WEST 350 FEET THEREOF) IN KIRCHOFF'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24618528, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED MAY 3, 1968, AND RECORDED JUNE 20, 1968 AS DOCUMENT 20527142 AND AS AMENDED BY DOCUMENT 20978981 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

GARAGE SPACE NO. G9-B AS SET FORTH IN DECLARATION OF SURVEY.