

UNOFFICIAL COPY



Doc#: 1135734101 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/23/2011 01:12 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
IN TRUST

Statutory (Illinois)
(Corporation to Trust)

2011-08313 IT

MAIL TO:

Freedman Anselmo Lindberg LLC
1807 W. Diehl Road #333
Naperville, IL 60563

NAME & ADDRESS OF TAXPAYER:

John M. Story and
Karen L. Story, Trustees
7702 Ridgewood Lane
Burr Ridge, IL 60525

PREMIER TITLE



THE GRANTOR: Petro Oil Company, a corporation created and existing under and by virtue of the laws of the State of Illinois 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 M. Story and Karen L. Story, as Trustee under the provisions of a Trust Agreement dated the 9th day of June, 1998, and known as The Karen L. Story Living Trust 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: 9127 Cermak Road, North Riverside, IL 60546

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.

REAL ESTATE TRANSFER		12/22/2011
	COOK	\$212.50
	ILLINOIS:	\$425.00
	TOTAL:	\$637.50

15-27-201-051-0000 | 20111201602377 | RG5CTC

Handwritten notes and signatures on the right side of the page.

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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): 15-27-201-051-0000
Property Address: 9127 Cermak Road, North Riverside, IL 60546

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 X President, and attested by its X Secretary, this 20th day of December, 2011.

Name of Corporation: Petro Oil Company

IMPRESS
CORPORATE SEAL
HERE

By: X [Signature]
President

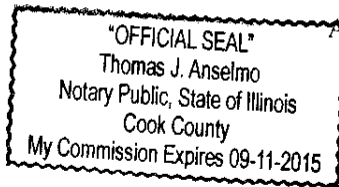
(SEAL)

JOHN M. STORY

(SEAL)

KAREN L. STORY

ATTEST: X [Signature]
Secretary



NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

Notary's Office

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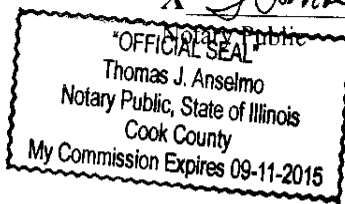
STATE OF Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
X JOAN M STORY personally known to me to be the X President of the

Petro Oil Company
Corporation, and X KAREN L STORY 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 _____ 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 26th day of December, 20 11

X Thomas Anselmo
Notary Public



My commission expires on 09-11, 20 15



COUNTY - ILLINOIS TRANSFER STAMPS

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

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC
1807 W. Diehl Road, #333
Naperville, IL 60563-1890

Buyer, Seller or Representative

Property Address: 9127 Cermak Road, North Riverside, IL 60546

** 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).

RE595

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)
FROM
TO

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

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LOT 5 (EXCEPT THE NORTH 17 FEET THEREOF) AND THE WEST 12.5 FEET OF LOT 4 (EXCEPT THE NORTH 17 FEET THEREOF) IN BLOCK 1 IN KOMAREK'S WEST 22ND STREET SUBDIVISION OF THE WEST 589.38 FEET OF THE NORTH 112 FEET IN THE NORTHEAST 1/4 AND THE NORTH 1122 FEET OF THE EAST 46 ACRES IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 15-27-201-051-0000

Property of Cook County Clerk's Office