

# UNOFFICIAL COPY



## WARRANTY DEED

MAIL TO:  
Philip L. Mandell, Esq.  
Pitler and Mandell  
39 South LaSalle St., Suite 1220  
Chicago, Illinois 60603

Doc#: 1310019081 Fee: \$46.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/10/2013 12:59 PM Pg: 1 of 5

NAME & ADDRESS OF TAXPAYER:  
Francis Grothe  
1721 Mission Hills Road  
Unit 305  
Northbrook, Illinois 60062

The Grantor, **FRANCIS GROTHE**, a widower and not since remarried, of Cook County, Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

**FRANCIS GROTHE, not individually, but as Trustee of the Francis Grothe Living Trust, under Agreement dated March 5, 2013**



the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AS EXHIBIT "A"**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreements and set forth herein.

Full power and authority are hereby granted to each 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, 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

<b>REAL ESTATE TRANSFER</b>	04/10/2013
 <b>COOK</b>	\$0.00
 <b>ILLINOIS:</b>	\$0.00
<b>TOTAL:</b>	\$0.00

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thereof; 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.

In no case shall any party dealing with either 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 either said trustee, be obligated 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 the trusts have been compiled with, or be obliged to inquire into the necessity or expediency of any act of either said trustee, or be obliged or privileged to inquire into any of the terms of either of the said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by either 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 trusts created by this Indenture and by the said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in the said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) the said trustees were 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 all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

Permanent Index Number: 04-18-200-039-1037  
04-18-200-039-1101  
04-18-200-039-1208

Common Address: 1721 Mission Hills Road, Unit 305, Northbrook, Illinois 60062

Dated this 5<sup>th</sup> day of March, 2013.

  
FRANCIS GROTHE

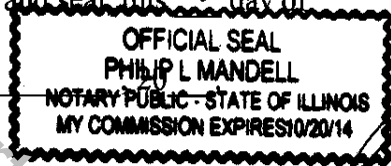
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STATE OF ILLINOIS     )  
                                          ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **FRANCIS GROTHE**, a widower and not since remarried, 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.

GIVEN under my hand and seal, this 3<sup>rd</sup> day of April, 2013.

Commission expires: \_\_\_\_\_



*Philip L. Mandell*

\_\_\_\_\_  
NOTARY PUBLIC

**This instrument was prepared by:**  
Philip L. Mandell  
Pitler and Mandell  
39 South LaSalle Street  
Suite 1220  
Chicago, Illinois 60603

EXEMPT UNDER PROVISION OF  
SEC. 31-45(e) OF THE REAL ESTATE  
TRANSFER TAX LAW.

*Kristina DeStefano*

(signed)

Dated: 4/3/13

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## EXHIBIT "A"

PARCEL 1: UNIT 305, AND GARAGE UNITS G-21 AND G-128, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE MISSION HILLS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 26470502, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 22431171, AS AMENDED, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 04-18-200-039-1037  
04-18-200-039-1101  
04-18-200-039-1208

Property of Cook County Clerk's Office

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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 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 title to real estate under the laws of the State of Illinois.

Dated: 3-5, 2013.

Signature: \_\_\_\_\_

Grantor or Agent

SUBSCRIBED and SWORN to before me this 3 day of March, 2013.

Janet Powroznik  
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: 3-5, 2013.

Signature: \_\_\_\_\_

Grantee or Agent

SUBSCRIBED and SWORN to before me this 3 day of March, 2013.

Janet Powroznik  
NOTARY PUBLIC

