

# UNOFFICIAL COPY



Doc#: 1324146067 Fee: \$42.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/29/2013 02:46 PM Pg: 1 of 2

## WARRANTY DEED ILLINOIS STATUTORY

(Corporation to Trust)

THE GRANTOR(S), LAKEWOOD SOLUTIONS, INC., an Illinois corporation having a principal business address of 1202N 75<sup>th</sup> St., #197, Downers Grove, Illinois 60516, and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GEARY MCLAUGHLIN, AS TRUSTEE OF THE GEARY MCLAUGHLIN 2002 DECLARATION OF TRUST, DATED MAY 28, 2002, having a primary mailing address of 362 Burlington St., Riverside, Illinois 60546, not as tenants in common nor as joint tenants, but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**THAT PART OF LOT 1504 IN BLOCK 41 IN THE 3RD DIVISION OF RIVERSIDE IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LYING SOUTHERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID LOT 1504, 57.64 FEET NORTH OF THE SOUTHEAST CORNER THEREOF TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 1504, 50.03 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER THEREOF IN COOK COUNTY, ILLINOIS.**

SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed, condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Permanent Real Estate Index Number(s): 15-25-405-020-0000  
Address(es) of Real Estate: 636 SELBORNE RD, RIVERSIDE, IL 60546

**TO HAVE AND TO HOLD** said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof; (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises; (e) To lease and enter into leases for the whole or part of the premises, from time to time, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and


**UNOFFICIAL COPY**

delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

Dated: August 1, 2013

**LAKWOOD SOLUTIONS, INC.**,  
an Illinois corporation



By: CANDACE BAKER, President

STATE OF ILLINOIS COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CANDACE BAKER, personally known to me to be the same person(s) whose name(s) are 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1<sup>st</sup> day of AUGUST, 20 13.



 (Notary Public)

**Prepared by:**



Jeffrey D. Woods  
1447 W. Henderson #1  
Chicago, Illinois 60657

**Mail to:**

THE GEARY MCLAUGHLIN TRUST  
636 SELBORNE RD,  
RIVERSIDE, IL 60546

**Name and Address of Taxpayer:**

THE GEARY MCLAUGHLIN TRUST  
636 SELBORNE RD,  
RIVERSIDE, IL 60546

<b>REAL ESTATE TRANSFER</b>	08/06/2013
 <b>COOK</b>	\$200.00
 <b>ILLINOIS:</b>	\$400.00
<b>TOTAL:</b>	\$600.00