

# UNOFFICIAL COPY



Doc#: 1331745000 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/13/2013 08:04 AM Pg: 1 of 4

## WARRANTY DEED

THE GRANTOR, E. CHRISTINE HEJDUK, divorced and not since remarried, of the County of Cook, and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS to the GRANTEE, EMILY CHRISTINE FESLER HEJDUK TRUST DATED SEPTEMBER 20, 2013, of the County of Cook and State of Illinois, the following described real estate:

Lot 1755 in Strathmore, Schaumburg Unit Number 20, being a subdivision of part of the North East Quarter of Section 18 and part of the North West Quarter of Section 17, Township 41 North, Range 10 East of the Third Principal Meridian, according to a plat filed with the Registrar of Titles of Cook County, Illinois on February 2, 1978, as Document Number 2997422 and according to a Plat recorded with the Recorder of Deeds of Cook County, Illinois, on September 8, 1977, as Document Number 24096703 in Cook County, Illinois.

P.I.N.: 07-18-203-017

Street Address: 2140 Briar Hill Drive, Schaumburg, IL 60194-2421

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 praesenti or in futuro, 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

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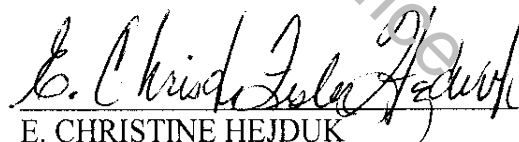
fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises 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 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 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 the title, estate, rights, powers, authorities, duties and obligations of its, his, or their predecessor in trust.

Subject to:     (1)     Real estate taxes for the year 2013 and subsequent years;  
                   (2)     Covenants, conditions, restrictions and easements apparent or of record;  
                   (3)     All applicable zoning laws and ordinances;

situated in the County of Cook and State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of Illinois.

Dated this 20 day of September, 2013.

  
 E. CHRISTINE HEJDUK

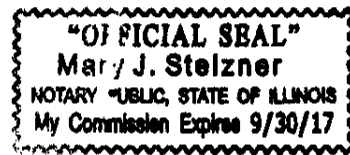
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STATE OF ILLINOIS                    )  
  )       SS  
COUNTY OF COOK                    )

I, the undersigned, a Notary Public for the State of Illinois, certify that E. CHRISTINE HEJDUK, individually, 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.

Dated: September 20, 2013.

Mary J. Stelzner  
Notary Public



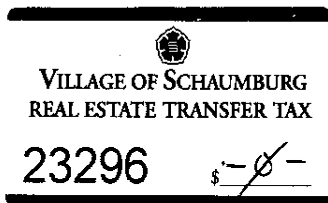
Prepared by and after recording return to:  
FRANCIS J. JAHN  
Meyer Capel, A Professional Corporation  
306 West Church Street  
Champaign, IL 61820

Send Tax Bill To:  
Ms. Christine Hejduk  
2140 Briar Hill Drive  
Schaumburg, IL 60194-2421

Exempt under the provisions of Paragraph "e", Section 31-45, Real Estate Transfer Tax Act.

Dated: 9/20, 2013.

[Signature]  
Buyer, Seller or Transferor's Representative



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

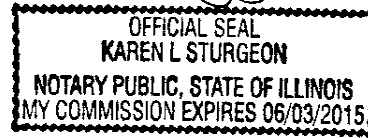
Dated September 20, 2013

**E. CHRISTINE HEJDUK, Grantor**

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

*Karen L. Sturgeon*  
Attorney  
Grantor or Agent

Subscribed and sworn to before me  
By the said Francis J. Jahn  
This 20th, day of September, 2013  
Notary Public Karen L. Sturgeon



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

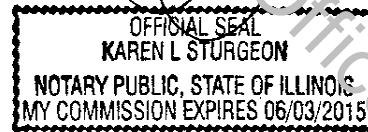
Date September 20, 2013

**EMILY CHRISTINE FESLER HEJDUK TRUST  
DATED SEPTEMBER 20, 2013, Grantee**

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

*Karen L. Sturgeon*  
Attorney  
Grantee or Agent

Subscribed and sworn to before me  
By the said Francis J. Jahn  
This 20th, day of September, 2013  
Notary Public Karen L. Sturgeon



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)