

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

**FIRST AMERICAN TITLE**  
**FILE # 2888310**  
(2012)



Doc# 1732034013 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2017 09:26 AM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THE GRANTORS Cornelia Ann Schriber and Thomas J. Schriber, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to:

THOMAS P. WHITE, husband, Trustee of the Thomas P. White Trust dated May 25, 2012, as to an undivided one-half interest; and LYNN D. TAYLOR, his wife, Trustee of the Lynn D. Taylor Trust dated May 25, 2012, as to an undivided one-half interest;

not as joint tenants or tenants in common, but as tenants by the entirety, with full power to sell, assign, or transfer all or any portion of their beneficial interests hereunder, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

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

Permanent Index Number(s): 16-07-327-020-1001 and 16-07<sup>3</sup>-27-020-102<sup>3</sup>

Property Address: 815 Washington Boulevard, Unit A, Oak Park, IL 60302

**SUBJECT TO:** provisions, covenants and conditions of the Declaration of Condominium; public and utility easements including any easements established by or implied from the Declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration, and general taxes for the year 2017 and subsequent years;

TO HAVE AND TO HOLD the said premises as tenants by the entirety with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement(s) set forth.

S Y  
P 4  
S N  
SC Y  
INT DP

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This deed is made to said Trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustees or Successor Trustees or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustees was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

The grantors have signed this deed as of this 17th day of October, 2017.


Cornelia Ann Schriber (Seal)  
Cornelia Ann Schriber

Thomas J. Schriber (Seal)  
Thomas J. Schriber

REAL ESTATE TRANSFER TAX		27-Oct-2017
COUNTY:		138.00
ILLINOIS:		276.00
TOTAL:		414.00
16-07-327-020-1001   20171001643468   1-724-735-520		

## Real Estate Transfer Tax

\$2,208.00



Oak Park


[www.oak-park.us](http://www.oak-park.us)

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STATE OF MICHIGAN    )  
   ) SS,  
 COUNTY OF                )  
 WASHTENAW             )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Cornelia Ann Schriber and Thomas J. Schriber, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 19th day of October, 2017.

  
 \_\_\_\_\_  
 Notary Public

DEBRA WILLIAMS Notary Public, State of Michigan County of Washtenaw My Commission Expires Jun. 14, 2021 Acting in the County of <u>Washtenaw</u>
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THIS INSTRUMENT PREPARED BY  
 Emerson Law Firm, LLC  
 715 Lake Street, Suite 420  
 Oak Park, IL 60301

MAIL TO:

Joe Spillane  
 114 Gale Street  
 River Forest, IL 60305

SEND SUBSEQUENT TAX BILLS TO:

Thomas P. White and Lynn D. Taylor  
 815 Washington Boulevard  
 Unit A  
 Oak Park, IL 60302

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## EXHIBIT A LEGAL DESCRIPTION

**UNIT 815-A AND GARAGE UNIT Q-5 AS DELINEATED ON THE PLAT OF SURVEY, THE FOLLOWING DESCRIBED REAL ESTATE (TAKEN AS A TRACT):  
LOTS 22, 23 AND 24 IN BLOCK 4 IN THE SUBDIVISION OF BLOCKS 2, 3 AND 4 IN FORCES' SUBDIVISION OF THE SOUTH HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY SUBURBAN TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1976 AND KNOWN AS TRUST NO. 2850, AND NOT INDIVIDUALLY, FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JULY 24, 1978, AS DOCUMENT 24548591, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL AS SET FORTH IN SAID DECLARATION (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).**

of Cook County Clerk's Office