

WARRANTY DEED  
(Corporation to Individual)

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THE GRANTOR THE NORTHERN ILLINOIS DISTRICT OF THE LUTHERAN CHURCH-MISSOURI SYNOD, an Illinois Not-For-Profit Corporation,

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, for and in consideration of the sum of TEN and NO/100----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to MICHAEL G. MULDERINK and JUDY A. MULDERINK, his wife, Steger, Illinois, as JOINT TENANTS.

94560151

(The Above Space For Recorder's Use Only)

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

The South 226.43 feet of the North 1476.93 feet lying East of the Center Line of Cottage Grove Avenue and West of a Line 1008.57 feet East of the Center of said Avenue as measured along South Line North 1250 feet in the Northwest 1/4 of Section 35, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph B, Section 4, Real Estate Transfer Tax Act.

6-24-94  
Date

Kurt Heerwagen  
Buyer, Seller or Representative

Permanent Real Estate Index Number(s): 32-35-101-011

Address(es) of Real Estate: 22300 South Cottage Grove Avenue, Steger, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 22nd day of June, 1994.

THE NORTHERN ILLINOIS DISTRICT OF THE LUTHERAN CHURCH-MISSOURI SYNOD

IMPRESS  
CORPORATE SEAL  
HERE

BY: [Signature] PRESIDENT  
ATTEST: [Signature] SECRETARY

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that THEO. L. LAESCH, personally known to me to be the President of the THE NORTHERN ILLINOIS DISTRICT OF THE LUTHERAN CHURCH-MISSOURI SYNOD, an Illinois Not-For-Profit corporation, and ROBERT M. HESS, personally known to me to be the 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 to be affixed thereto, pursuant to authority given by the Board of Directors 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 official seal, this 22 day of June 1994

Commission expires June 29 1997

[Signature]  
NOTARY PUBLIC

This instrument was prepared by KURT HEERWAGEN 2914 S. Harlem Avenue, Riverside, IL 60546

BOX 233-CP 7516480W 1 ALL

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AFFIX RIDERS OR REVENUE STAMPS HERE

94560151

RAYMOND A. FERBY  
P.O. BOX 213  
CRETE IL 60421

SEND SUBSEQUENT TAX BILLS TO:  
Michael G. Mulderink  
22641 Cottage Grove Avenue  
Steger, Illinois 60475

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WARRANTY DEED

Corporation to Individual

TO

COOK COUNTY CLERK'S OFFICE  
JAN 27 2011 10

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GEORGE E. COLE  
LEGAL FORMS

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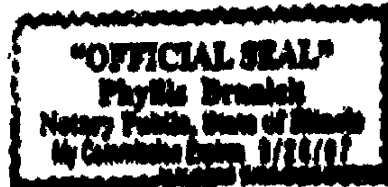
## STATEMENT BY GRANTOR AND GRANTEE

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 June 24, 1994 Signature: Cornelia Stulgis  
Grantor or agent

Subscribed and sworn to before me by the said Cornelia Stulgis this 24th day of June, 1994.

Notary Public Phyllis Brunick

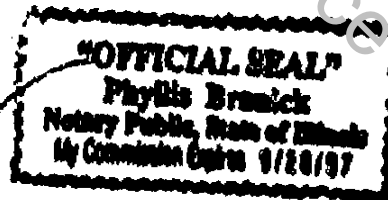


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 24, 1994 Signature: Cornelia Stulgis  
Grantee or Agent

Subscribed and sworn to before me by the said Cornelia Stulgis this 24th day of June, 1994.

Notary Public Phyllis Brunick



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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.]

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CLERK OF COOK COUNTY

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CLERK OF COOK COUNTY

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

KURT HEERWAGEN, being duly sworn on oath, states that he resides at 2914 S. HARLEM, RIVERSIDE. That the attached deed is not

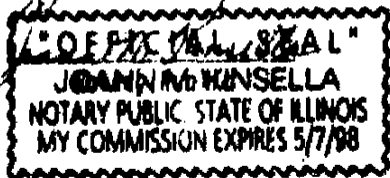
in violation of 765 ILCS 205/1 for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners or adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1950 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The grantors own no adjoining land to the premises described in said deed.

ARTICLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANI further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN to  
before me this 4<sup>th</sup> day  
of June, 1994



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(d) **Tangible personal property transactions.** The agent is authorized to: buy and sell, lease, exchange, collect, possess and take title to all tangible personal property; move, store, ship, restore, maintain, repair, improve, change, preserve, insure and sell all tangible personal property; and in general, exercise all powers with respect to tangible personal property which the principal could if present and under no disability.

(e) **Safe deposit box transactions.** The agent is authorized to: open, continue and have access to all safe deposit boxes; sign, renew, release or terminate any safe deposit contract; drill or surrender any safe deposit box; and, in general, exercise all powers with respect to safe deposit matters which the principal could if present and under no disability.

(f) **Insurance and annuity transactions.** The agent is authorized to: procure, acquire, continue, renew, terminate or otherwise deal with any type of insurance or annuity contract (which terms include, without limitation, life, accident, health, disability, automobile casualty, property or liability insurance); pay premiums or assessments on or surrender and collect all distributions, proceeds or benefits payable under any insurance or annuity contract; and, in general, exercise all powers with respect to insurance and annuity contracts which the principal could if present and under no disability.

(g) **Retirement plan transactions.** The agent is authorized to: contribute to, withdraw from and deposit funds in any type of retirement plan (which term includes, without limitation, any tax qualified or nonqualified pension, profit sharing, stock bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plan); select and change payment options for the principal under any retirement plan; make rollover contributions from any retirement plan to other retirement plans or individual retirement accounts; exercise all investment powers available under any type of self-directed retirement plan; and, in general, exercise all powers with respect to retirement plans and retirement plan account balances which the principal could if present and under no disability.

(h) **Social Security, unemployment and military service benefits.** The agent is authorized to: prepare, sign and file any claim or application for Social Security, unemployment or military service benefits; sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect, receipt for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, local or foreign statute or regulation; and, in general, exercise all powers with respect to Social Security, unemployment, military service and governmental benefits which the principal could if present and under no disability.

(i) **Tax matters.** The agent is authorized to: sign, verify and file all the principal's federal, state and local income, gift, estate, property and other tax returns, including joint returns and declarations of estimated tax; pay all taxes, claim, sue for and receive all tax refunds; examine and copy all the principal's tax returns and records; represent the principal before any federal, state or local revenue agency or taxing body and sign and deliver all tax powers of attorney (on behalf of the principal that may be necessary for such purposes, waive rights and sign all documents on behalf of the principal as required to settle, pay and determine all tax liabilities, and, in general, exercise all powers with respect to tax matters which the principal could if present and under no disability.

(j) **Claims and litigation.** The agent is authorized to: institute, prosecute, defend, abandon, compromise, arbitrate, settle and dispose of any claim in favor of or against the principal or any property interests of the principal; collect and receipt for any claim or settlement proceeds and waive or release all rights of the principal; employ attorneys and others and enter into contingency agreements and other contracts as necessary in connection with litigation; and, in general, exercise all powers with respect to claims and litigation which the principal could if present and under no disability.

(k) **Commodity and option transactions.** The agent is authorized to: buy, sell, exchange, lease, convey, settle and exercise commodities futures contracts and call and put options on stocks and stock indices traded on a regulated options exchange and collect and receipt for all proceeds of any such transactions; establish or continue option accounts for the principal with any securities or futures broker; and, in general, exercise all powers with respect to commodities and options which the principal could if present and under no disability.

(l) **Business operations.** The agent is authorized to: organize or continue and conduct any business (which term includes, without limitation, any farming, manufacturing, service, mining, retailing or other type of business operation) in any form, whether as a proprietorship, joint venture, partnership, corporation, trust or other legal entity; operate, buy, sell, expand, contract, terminate or liquidate any business; direct, control, supervise, manage or participate in the operation of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants; and, in general, exercise all powers with respect to business interests and operations which the principal could if present and under no disability.

(m) **Borrowing transactions.** The agent is authorized to: borrow money; mortgage or pledge any real estate or tangible or intangible personal property as security for such purposes; sign, renew, extend, pay and satisfy any notes or other forms of obligation; and, in general, exercise all powers with respect to secured and unsecured borrowing which the principal could if present and under no disability.

(n) **Estate transactions.** The agent is authorized to: accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property interest or payment due or payable to or for the principal; assert any interest in and exercise any power over any trust, estate or property subject to fiduciary control; establish a revocable trust solely for the benefit of the principal that terminates at the death of the principal and is then distributable to the legal representative of the estate of the principal; and, in general, exercise all powers with respect to estates and trusts which the principal could if present and under no disability; provided, however, that the agent may not make or change a will and may not revoke or amend a trust revocable or amendable by the principal or require the trustee of any trust for the benefit of the principal to pay income or principal to the agent unless specific authority to that end is given, and specific reference to the trust is made, in the statutory property power form.

(o) **All other property powers and transactions.** The agent is authorized to: exercise all possible powers of the principal with respect to all possible types of property and interests in property, except to the extent the principal limits the generality of this category (o) by striking out one or more of categories (a) through (n) or by specifying other limitations in the statutory property power form.

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# UNOFFICIAL COPY

STREET ADDRESS: 178 MICHAUX

CITY: RIVERSIDE

COUNTY: COOK

TAX NUMBER:

## LEGAL DESCRIPTION:

LOT 965 AND THE NORTH 1/2 OF LOT 964 IN BLOCK 17 IN 3RD DIVISION OF RIVERSIDE IN PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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