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GEORGE E. COLE*
LEGAL FORMS

No. 808
November 1994

95378832

WARRANTY DEED Statutory (Illinois) (Individual to Individual)

CAUTION Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS JOHN A. CHIPMAN and DEBORAH CHIPMAN,
husband and wife,
400 South Home Avenue

of the City of Park Ridge County of Cook
State of Illinois for and in consideration of
Ten (10.00) and 00/100

----- DOLLARS,
and other good and valuable considerations
----- in hand paid,

CONVEY ----- and WARRANT ----- to DEBORAH
CHIPMAN, not individually, but as trustee of
the DEBORAH CHIPMAN LIVING TRUST u/a/d August 2, 1994
400 South Home, Park Ridge, IL 60068
(Name and Address of Grantee)
the following described Real Estate situated in the County of -----

Cook in the State of Illinois, to wit:
LOT 2 IN BLOCK 6 IN FIRST ADDITION TO BELLE PLAIN
HIGHLANDS, BEING A SUBDIVISION OF THE EAST 3/4 OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4
OF 1/4 OF THE NORTH EAST 1/4 AND THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTH EAST
1/4 OF THE SECTION 34, TOWNSHIP 41, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$29.50
T:0003 TRAN 8091 06/12/95 12:08:00
#7884 EB *-75-378832
COOK COUNTY RECORDER

Above Space for Recorder's Use Only



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 9784

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

SUBJECT TO: covenants, conditions, and restrictions of record, building lines of record; general real estate taxes not due and payable on the date hereof.

~~Deborah Chipman~~; *See Exhibit "A" attached hereto and made a part hereof.

~~-----~~; and to General Excise Tax ~~-----~~ and Suburban Water Tax ~~-----~~

Permanent Real Estate Index Number(s): 09-34-215-004

Address(es) of Real Estate: 400 South Home, Park Ridge, IL 60068

Dated this 28th day of APRIL, 19 95

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURES:
John A. Chipman
JOHN A. CHIPMAN

Deborah Chipman (SEAL)
DEBORAH CHIPMAN
----- (SEAL)
----- (SEAL)

2950

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SEPARATE

GEORGE E. COLE
LEGAL FORMS

Warranty Deed
Individual to Individual

TO

Property of Cook County Clerk's Office

Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.

Ira S. Neiman, Attorney at law April 28, 1995

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IRIS A. CHIPMAN and DEBORAH CHIPMAN, husband and wife

OFFICIAL SEAL
SHERRY H KAPLAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JAN. 13, 1998

is 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 he 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 28th day of April 1995
Commission expires 1-13 1998 Sherry H. Kaplan
NOTARY PUBLIC

This instrument was prepared by Ira S. Neiman
Sugar, Friedberg & Felsenthal, 30 N. LaSalle, Suite 2600, Chicago, Ill.
(Name and Address)

SEND SUBSEQUENT TAX BILLS TO

DEBORAH CHIPMAN

(Name)

400 South Home

(Address)

Park Ridge, Ill 60068

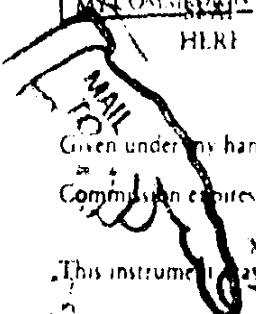
(City, State and Zip)

Sherry Kaplan (Name)
Sugar, Friedberg & Felsenthal

30 N. LaSalle (Address)
Chicago, Ill 60602

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____



MAIL TO

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Subject only to the following:

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

To sell, convey, release, mortgage, encumber, lease, partition, improve, manage, insure against loss, protect and subdivide any real estate, interests therein or parts thereof; to dedicate for public use, to vacate any subdivisions or parts thereof, to redivide, to contract to sell, to grant options to purchase, to sell on any terms; to convey, 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 present or in future and upon any terms and for any period of time, including a period extending beyond the term of the trust, and to renew or extend leases, to amend, change, or modify the terms and provisions of any lease and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversions; to partition or to exchange said real 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 property or any part thereof; to construct or reconstruct, remodel, alter, repair, add to or take from buildings on said premises; to purchase or hold real estate, improved or unimproved, or any reversion in real estate subject to lease; to insure the Trustee and any person having an interest in or responsibility for the care, management or repair of such property against such risks as the Trustee deems advisable, and to charge the premiums therefor as an expense of the trust estate; to transfer any property which may at any time form a part of the trust estate into a separate trust including without limitation a land trust; to direct, or to authorize any other person to direct, the trustee of any land trust of which the trust is a beneficiary to mortgage, lease, convey or contract to convey the real estate held in such land trust or to execute and deliver deeds, mortgages, notes and any and all documents pertaining to the property subject to such land trust or in any matter regarding such trust; to execute assignments of all or any part of the beneficial interest in such land trust;

To abandon any property, real or personal, which the Trustee shall deem to be worthless or not of sufficient value to warrant keeping, protecting or maintaining; to abstain from the payment of installments due on purchase contracts or mortgages, taxes, water rents, assessments, repairs and maintenance with respect to any such property; to permit any such property to be lost by foreclosure, tax sale or other proceedings; to convey any such property for a nominal consideration or without consideration; to permit the expiration of any renewal, sale, exchange or purchase option with respect to any property or lease thereof.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, and 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.

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If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition" or "with limitations", or words or similar import, in accordance with the statute in such case made and provided.

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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

5-15-95

Signature

[Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID

Agent Ira S. Neiman, Esq

THIS

15

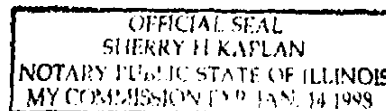
DAY OF

MAY

1995.

NOTARY PUBLIC

[Signature: Sherry H. Kaplan]



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.

Date

5-15-95

Signature

[Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID

Agent Ira S. Neiman

THIS

15

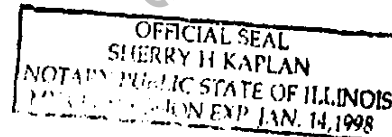
DAY OF

MAY

1995.

NOTARY PUBLIC

[Signature: Sherry H. Kaplan]



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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95375332

UNOFFICIAL COPY MAP SYSTEM

CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. (DO NOT) use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number
 If you do not have enough room for your full name, just your last name will be adequate
 Property index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

09 - 34 - 215 - 004 -

NAME

DEBORAH CHIPMAN

MAILING ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

400 SOUTH HOME AVENUE

CITY

PARK RIDGE

STATE

ZIP

IL 60068 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

400 SOUTH HOME AVENUE

CITY

PARK RIDGE

STATE

ZIP

IL 60068 -

MAY 16 1985

BOOK COLLECTOR TREASURER

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