

UNOFFICIAL COPY

CORUS BANK

96666387

**WARRANTY DEED
IN TRUST**

The above space is for the recorder's use only

THIS INDENTURE, Witnesseth, THAT THE GRANTOR **DONNA M. STEPHENITCH**, a single person of the County of Cook and State of Illinois for and in consideration of TEN and No/100 Dollars and other good and valuable considerations in hand paid, Convey **\$** and Warrant **\$** unto the **CORUS** BANK, 7727 Lake Street, River Forest, Illinois 60305 a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 21st day of February, 1996, known as Trust Number 4194, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED

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

2-21-96
Date

Donna M. Stephenitch
Buyer, Seller or Representative

Commonly Known as: One Gale Avenue, #5A, River Forest, IL 60305
PIN # 15-12-318-036-1016

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises of any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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, power 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 99 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 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 charges 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 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

EXEMPTION APPROVED
VILLAGE ADMINISTRATOR, VILLAGE OF RIVER FOREST

96666387

27.53
RW

UNOFFICIAL COPY

5010 (2-78) Illinois Notary Public Seal - (104/77-0000)

MAIL DEED TO: CORUS BANK 2401 N. Halsted Street Chicago, IL 60614	MAIL TAX BILLS TO: CORUS BANK, Trustee, UVA 4194 2401 N. Halsted Street Chicago, IL 60614
--	--

2401 N. Halsted Street
Chicago, IL 60614

Notary Public Seal

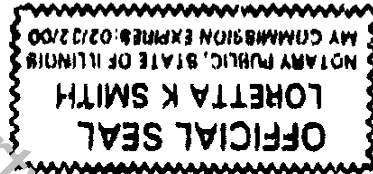
Notary Public Seal

Notary Public Seal

Notary Public Seal

Notary Public Seal

THIS INSTRUMENT PREPARED BY



Notary Public

Loretta K. Smith

1996

GIVEN under my hand and Notarial Seal this 24th day of July

waiver of the right of homestead.

free and voluntary act, for the uses and purposes therein set forth, including the release and

that she signed, sealed and delivered the said instrument as

subscribed to the foregoing instrument, appeared before me this day in person and acknowledged

whom personally known to me to be the same person

HEREBY CERTIFY, that Donna M. Stephentch, a single person

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO

STATE OF ILLINOIS
COUNTY OF DUPage
Cook

(SEAL)

(SEAL)

(SEAL)

(SEAL)

this 24th day of July, 1996

IN WITNESS WHEREOF, the grantor(s) aforesaid hereto set her hand and seal

All Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said grantor(s) hereby expressly waive(s) any and all right or benefit under and by virtue of any and

all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said grantor(s) hereby expressly waive(s) any and all right or benefit under and by virtue of any and

all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said grantor(s) hereby expressly waive(s) any and all right or benefit under and by virtue of any and

all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said grantor(s) hereby expressly waive(s) any and all right or benefit under and by virtue of any and

all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said grantor(s) hereby expressly waive(s) any and all right or benefit under and by virtue of any and

all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said grantor(s) hereby expressly waive(s) any and all right or benefit under and by virtue of any and

all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said grantor(s) hereby expressly waive(s) any and all right or benefit under and by virtue of any and

all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said grantor(s) hereby expressly waive(s) any and all right or benefit under and by virtue of any and

all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said grantor(s) hereby expressly waive(s) any and all right or benefit under and by virtue of any and

all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

6899996

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

ONE GALE AVENUE, UNIT 5A
RIVER FOREST, ILLINOIS 60308

PARCEL 1:

UNIT 5A IN ONE GALE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 7, LOT 8 (EXCEPT THE EAST 90.0 FEET OF THE NORTH 60.0 FEET) AND LOT 9 (EXCEPT THE EAST 90.0 FEET OF THE SOUTH 60.0 FEET AND EXCEPT THAT PART OF THE EAST 145.0 FEET OF LOT 9 WHICH LIES NORTH OF THE SOUTH 60.0 FEET THEREOF) IN BLOCK 7 IN GALE AND BLOCK 2 SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 90370224, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-15 AND STORAGE AREA S-R, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 90370224.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Real Estate Index Number: 15-12-318-038-1016

96666387

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96665387

UNOFFICIAL COPY

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 7/24, 1996

Signature: Donna M. Stepheutch
Grantor/Agent/Representative

Subscribed and sworn to before me by
the said person this
24th day of July, 1996

Notary Public Loretta K. Smith



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.

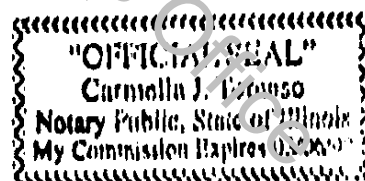
CORUS BANK, AS TRUSTEE, UTA 4194

Dated 7/24, 1996

Signature: Carmella J. Tomaso
Grantee/Agent/Representative

Subscribed and sworn to before me by
the said person this
24th day of July, 1996

Notary Public Carmella J. Tomaso



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

9666387

UNOFFICIAL COPY

Property of Cook County Clerk's Office