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WARRANTY DEED

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DEPT-01 RECORDING 925.00
 TASSER FROM 1993 09/10/96 10428100
 158834 J.L. 4-26-97 17980
 COOK COUNTY RECORDER

This document prepared by:

When recorded mail to:

Sherry H. Kaplan
 Sugar, Friedberg & Felsenthal
 30 North LaSalle Street
 Suite 2600
 Chicago, Illinois 60602

Sherry H. Kaplan
 Sugar, Friedberg & Felsenthal
 30 North LaSalle Street
 Suite 2600
 Chicago, Illinois 60602

Charles P. Schwartz, Jr., 1501 N. State Parkway 7B, Chicago, Illinois 60610 ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants to Susan H. Schwartz, as Trustee of the Anna R. Schwartz Trust u/a/d 12/27/91 an undivided one-quarter (1/4) interest; Susan E. Schwartz, as Trustee of the Isaac E. Brosilow Trust u/a/d 12/27/91 an undivided one-quarter (1/4) interest; Susan H. Schwartz, as Trustee of the Joseph A. Brosilow Trust u/a/d 12/27/91 an undivided one-quarter (1/4) interest; and Susan H. Schwartz, as Trustee of the Adam N. Schwartz Trust u/a/d 8/29/96 an undivided one-quarter (1/4) interest, 1501 N. State Parkway 7B, Chicago, Illinois 60610 ("Grantees"), as tenants in common and not as joint tenants, the following described real estate in Cook County, Illinois:

The South three (3) feet of lot nine (9) and the North forty four (44) feet of lot ten (10) in block fifty nine (59) in Hopkins' addition to Hyde Park, a subdivision of the West half of the North East quarter of Section fourteen (14), Township thirty eight (38) North, Range fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois

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Property Address: 5546 South Dorchester Ave., Chicago, IL 60637
 Permanent index number: 20-14-202-031

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Grantor's warranties are subject to: covenants, restrictions and conditions of record; public and utility easements; unconfirmed special governmental taxes or assessments; general real estate taxes for 1996 and subsequent years.

Grantees shall have and hold the property for the uses and purposes set forth herein and in Exhibit A attached hereto and made a part hereof.

Dated : September 16, 1996.

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP 1996
175.75

Charles P. Schwartz, Jr.
Charles P. Schwartz, Jr.

Susan H. Schwartz
Susan H. Schwartz
For release of homestead rights

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Charles P. Schwartz, Jr., 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 he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of September, 1996,

Sherry H. Kaplan
Notary Public
My commission expires: _____

OFFICIAL SEAL
SHERRY H. KAPLAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JAN. 14, 1998

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE
\$4110.00 MS 2

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX

351.50

08661796

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EXHIBIT A

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 (for cash or on credit, at public or private sale), exchange and grant options to acquire any asset; and to determine the terms of all such sales, exchanges and options;

To make leases and subleases and grant options to lease, although the terms thereof extend beyond the termination of any trust; to operate, maintain, improve, rehabilitate, alter, demolish, abandon, release or dedicate any real or tangible personal property; and to develop or subdivide real property, grant easements and take any other action with respect to real or tangible personal property which an individual owner thereof could take; and

To borrow money from the Trustee or from any other source; to extend or renew any indebtedness upon such terms as the Trustee considers proper; and to mortgage or pledge any asset to secure such indebtedness.

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Property of Cook County Clerk's Office

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