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WARRANTY DEED Statutory (ILLINOIS) (General)

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THE GRANTOR (NAME AND ADDRESS)

Ronald Zuverink, never having been married, 1905 N. Larrabee, Chicago, IL 60614

97551371

DEPT-01 RECORDING \$27.50
T45555 TRAN 3757 07/30/97 10:30:00
47547 # JJ *-97-551371
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the City of Chicago Cook County of Cook State of Illinois

for and in consideration of ten (\$10.00) DOLLARS, and other good and valuable in hand paid, CONVEYS and WARRANTS to consideration

Ronald A. Zuverink, not individually but as Trustee of the Ronald A. Zuverink Trust U/A dated February 5, 1997; 1905 N. Larrabee, Chicago, IL 60614

(NAMES AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 1996 and subsequent years and all applicable zoning laws and ordinances, and all mortgages, encumbrances, covenants, conditions, restrictions and easements apparent or of record.

PAGE 3 IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE Permanent Index Number (PIN): 14-33-304-019-0000

Address(es) of Real Estate: 1905 N. Larrabee, Chicago, IL 60614

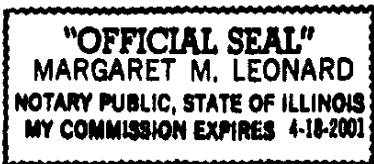
DATED this 26 day of July 1997

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Ronald Zuverink (SEAL)

(SEAL)

State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



Ronald Zuverink, never having been married 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 26 day of July 1997

Commission expires April 18 2001 Margaret M Leonard NOTARY PUBLIC

This instrument was prepared by Barbara L. Wilder, 205 W. Randolph #850, Chicago, IL 60606 (NAME AND ADDRESS)

97551371

Handwritten notes and signatures at the bottom right corner.

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Legal Description

of premises commonly known as 1905 N. Larrabee, Chicago, IL 60614

Legal Description:

15010370

LOT 43 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 41 OF CANAL TRUSTEES SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4,
REAL ESTATE TRANSFER TAX ACT

7/26/97 _____
DATE ATTORNEY

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 200.1,
CITY OF CHICAGO

7/26/97 _____
DATE ATTORNEY

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:	{	<u>Law Offices of Barbara L. Wilcox</u>	<u>Ronald A. Zuverink</u>
		<small>(Name)</small>	<small>(Name)</small>
		<u>205 W. Randolph, Suite 850</u>	<u>1905 N. Larrabee</u>
		<small>(Address)</small>	<small>(Address)</small>
		<u>Chicago, IL 60606</u>	<u>Chicago, IL 60614</u>
		<small>(City, State and Zip)</small>	<small>(City, State and Zip)</small>

OR RECORDER'S OFFICE BOX NO. _____



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Article Ten of the Trust Agreement, as amended, provides that at such time as Ronald A. Zuverink ceases to serve as Trustee, a Corporate Trustee designated by Barbara L. Wilcox in the capacity of "Trustee Appointer" shall act as Successor Trustee.

Full power and authority is hereby granted to said Trustee and Successor Trustee to sell any property, for cash or on credit, at public or private sale; to exchange any property for other property; to abandon any real or personal property; and to grant options to purchase; to borrow money, either from the banking department of the Trustee or from others, and to mortgage or pledge any property, even though the obligation incurred may extend beyond the termination of any Trust; to purchase liability and casualty insurance of any kind for the protection of the Trust estate, including comprehensive liability insurance; to make leases and to grant options to lease for terms of any length, even though the terms may extend beyond the termination of any Trusts; to grant or release easements and other interests; to enter into party wall agreements; to develop and subdivide; to dedicate parks, streets and alleys; to vacate any subdivision or alley; to construct, repair, remodel, demolish or abandon improvements; and to take any other action reasonably necessary for the preservation of the property or the income therefrom.

No person dealing with the Trustee shall be obligated to inquire into the terms of the Trust or to see to the application of any money or property delivered to the Trustee and may assume that the Trust is in full force and effect, that the Trustee is authorized to act and that its act is in accordance with the provisions of the Trust.

No surety or other security shall be required on any bond furnished by any Trustee in any jurisdiction for any purpose.

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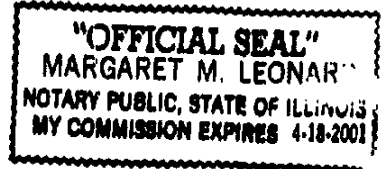
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STATEMENT BY GRANTOR AND GRANTEE

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 July 26, 19 97 Signature: _____

Ronald Zuverink
Grantor or Agent
Ronald Zuverink

Subscribed and sworn to before me by the said Grantor this 26 day of July, 19 97.
Notary Public Margaret M. Leonard



97551378

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 July 26, 19 97 Signature: _____

Ronald A. Zuverink
Grantee or Agent
Ronald A. Zuverink, Trustee of the Ronald A. Zuverink Trust U/A dated February 5, 1997

Subscribed and sworn to before me by the said Grantee this 26 day of July, 19 97.
Notary Public Margaret M. Leonard



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.)

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