

# UNOFFICIAL COPY

97563461

WARRANTY DEED

GRANTOR(S)

LEO PUSATERI, married to Lillian Pusateri, of CHICAGO, ILLINOIS, COOK County, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

DEPT-01 RECORDING \$25.50  
740013 TRAN 0829 08/04/97 13:28:00  
45759 + TB \*-97-563461  
COOK COUNTY RECORDER

GRANTEE(S) PARKWAY BANK AND TRUST COMPANY, 4800 N. HARLEM, HARWOOD HEIGHTS, IL as Trustee under trust dated 6/17/97 and known as Trust No. 11707 the following described real estate, to wit:

\*\* SEE LEGAL ATTACHED \*\*  
\*\*\* NON-HOMESTEAD PROPERTY \*\*\*

SUBJECT TO: General real estate taxes for the year 1996 and subsequent years. Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said\*

DATED this 17<sup>th</sup> day of June, 1997.

X Leo Pusateri  
LEO PUSATERI

\* trust agreement set forth. \*\*  
SEE ATTACHED

97563461

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that LEO PUSATERI, married to Lillian Pusateri, is the same person(s) whose name(s) is subscribed to, 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. Given under my hand and notary seal, this 17<sup>th</sup> day of June, 1997.

OFFICIAL SEAL  
EILEEN M. ORLOWSKI  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 06/29/00

Eileen M. OrloWSki  
Notary Public  
My commission expires 6/29/2000

50  
25  
10

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1203000

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THE WEST 17.05 FEET OF THE NORTH 76.08 FEET OF LOT 3 IN BLOCK 1, IN JAMES PEASE'S FIRST IRVING PARK BOULEVARD ADDITION, A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1910 IN BOOK 108 OF PLATS, PAGE 23, AS DOCUMENT NO. 4554436, IN COOK COUNTY, ILLINOIS.

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JUL 31 '97  
P.B. 11420  
25.00

Permanent index number: 13-23-207-035  
Commonly known as: 1211 W. IRVING PARK RD., CHICAGO, IL 60618

PREPARED BY: WILLIAM S. HARRISON  
5940 W. TOUHY AVE., STE. 140  
NILES, IL 60714

COOK COUNTY, ILL. 076388  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUL 31 '97 DEPT. OF REVENUE  
50.00  
P.B. 10689

MAIL TO:

VICKI GONZALEZ  
BELLAS + WACHOWSKI  
1550 NORTHWEST HWY #208  
PARK RIDGE, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

CRISTINA CARVALHO  
9533 N. LECHE  
SKOKIE, IL 60077



97563461

★ 054310 ★  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE AUG - 1 '97  
P.B. 11135  
375.00

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\* Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or 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, powers 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 futuro, and upon any terms and for any period or periods of time, not exceeding 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 premise 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 to 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 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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, that 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.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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