

UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS) (General)

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 GRANTOR (NAME AND ADDRESS)  
Lavina R. Fikis,  
never having been married,  
4016 N. Monitor  
Chicago, IL 60634

97287732

DEPT-01 RECORDING \$27.50  
746666 TRAN 3725 04/25/97 11:06:00  
42435 + VF \*-97-287732  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the Cook City of Chicago County  
of Cook State of Illinois  
for and in consideration of ten (\$10.00) DOLLARS, and other good and valuable  
in hand paid, CONVEY s and WARRANT s to consideration

Lavina R. Fikis and The First National Bank of Chicago as Co-Trustees  
of the Lavina R. Fikis Trust. U/A dated September 11, 1985

NAME(S) 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 receiving 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.

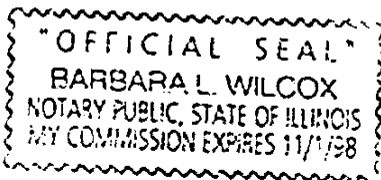
PAGE 3 IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE  
Permanent Index Number (PIN): 13-17-423-029-0000

Address(es) of Real Estate: 4016 N. Monitor, Chicago, IL 60634

DATED this 16 day of April 1997

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
Lavina R. Fikis (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL) 2750 (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



Lavina R. Fikis, 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 she signed, sealed and delivered the said instrument as her  
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 16 day of April 1997  
Commission expires 11/1/98 1998

NOTARY PUBLIC

This instrument was prepared by Barbara L. Wilcox, 785 W. Randolph #850, Chicago, IL 60606  
(NAME AND ADDRESS)

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Legal Description

of premises commonly known as 4016 N. Monitor, Chicago, IL 60634

LOT 15 IN BLOCK 15 IN MC INTOSH BROS. IRVING PARK BLVD. ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

4/16/97 [Signature]  
DATE ATTORNEY

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

4/16/97 [Signature]  
DATE ATTORNEY

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Law Offices of Barbara L. Wilcox  
(Name)  
205 W. Randolph, Suite 850  
(Address)  
Chicago, IL 60606  
(City, State and Zip)

Lavina R. Fikis  
(Name)  
4016 N. Monitor  
(Address)  
Chicago, IL 60634  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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Article Ten of the Trust Agreement provides that at such time as Lavina R. Fikis ceases to serve as Co-Trustee, The First National Bank of Chicago shall act as sole 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 alter, 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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Property of Cook County Clerk's Office

97507702

STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

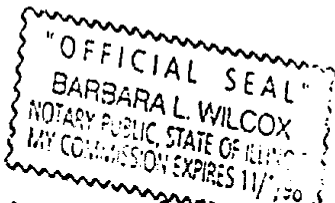
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 4/16, 1997 Signature: Lavina R. Fikis  
Grantor or Agent

Lavina R. Fikis

Subscribed and sworn to before me by the said Grantor this 16 day of APRIL 1997.

Notary Public [Signature]



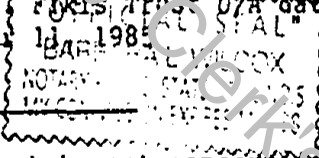
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4/16, 1997 Signature: Lavina R. Fikis  
Grantee or Agent

Lavina R. Fikis and The First National Bank of Chicago, Co-Trustees of the Lavina R. Fikis Trust dated September 14, 1985

Subscribed and sworn to before me by the said Grantee this 16 day of APRIL 1997.

Notary Public [Signature]



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.)

Office 87266622

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