



98916183

TRUSTEE'S DEED

DEPT-01 RECORDING \$27.00
T#0000 TRAN 0704 10/13/98 11:08:00
#4658 CG #98-916183
COOK COUNTY RECORDER

Joint Tenancy (Trust to Individual)

This indenture, made as of this 2nd day of October, 1998, between Ronald G. Dix and Opal R. Dix, Trustees of the RONALD G. DIX LIVING TRUST DATED AUGUST 28, 1992 and of the OPAL R. DIX LIVING TRUST DATED AUGUST 28, 1992, (collectively, referred to as the "Trustee"), with a mailing address of c/o 450 Corte Escuela, Ignacio, California, and Joan Meyers and Bernard Muschwitz, of c/o Post Office Box 652, Palos Park, Illinois, not as tenants in common, but as JOINT TENANTS, (the "Grantees"), Witnesseth, that the Trustee, in consideration of the sum of Ten and 00/100 (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto the Grantees, the following described real estate, situated in Cook County, Illinois, to wit:

The West 1/2 of the South 1/2 of Lot 3 in Monson and Company's Resubdivision of Lots 1, 2, 3, 4, 5, 6, 12, 13, and Lots "A", "B", "C" and Private Drive in Monson and Company's Second Palos Park Subdivision, a Subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 23-27-202-004-0000
Address of Real Estate: 12003 South 90th Court, Palos Park, IL 60464

Subject to: provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; and (f) party wall rights and agreements, if any.

together with the tenements and appurtenances thereunto belonging.

To Have And To Hold the same unto the Grantees as aforesaid and to the proper use, benefit and behoof of the Grantees forever.

THIS DOCUMENT WAS PREPARED BY:
Mr. David M. Alin, Rosenthal and Schanfield
55 East Monroe Street, 46th floor, Chicago, Illinois 60603

Handwritten notes: 98098722, 77571422, and a circled signature.

CTD

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This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

In Witness Whereof, the Trustee has caused its name to be signed to these presents the day and year first above written.

**RONALD G. DIX LIVING TRUST DATED
AUGUST 28, 1992**

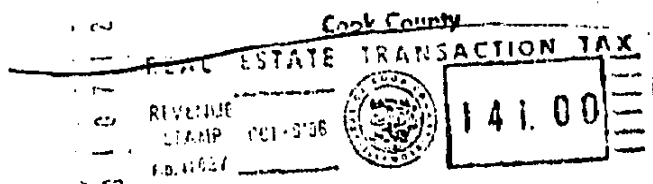
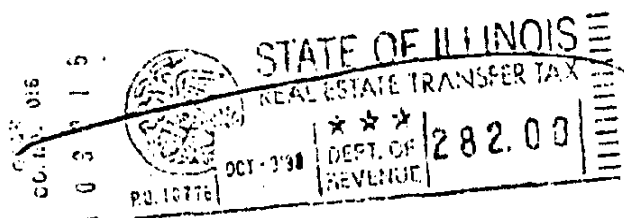
By: **Ronald G. Dix and Opal R. Dix, Trustees**

By: *Herbert J. Dix*
**Herbert J. Dix, pursuant to Power
of Attorney dated July 6, 1998**

**OPAL R. DIX LIVING TRUST DATED AUGUST
28, 1992**

By: **Ronald G. Dix and Opal R. Dix, Trustees**

By: *Herbert J. Dix*
**Herbert J. Dix, pursuant to Power
of Attorney dated July 6, 1998**



UNOFFICIAL COPY

STATE OF CALIFORNIA)
COUNTY OF)ss.

I, _____, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Herbert J. Dix**, pursuant to power of attorney dated **July 6, 1998**, from **Ronald G. Dix and Opal R. Dix**, Trustees of the **RONALD G. DIX LIVING TRUST DATED AUGUST 28, 1992** and of the **OPAL R. DIX LIVING TRUST DATED AUGUST 28, 1992**, is 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 said instrument as his own free and voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of October, 1998.

See Attached
California
All-Purpose Acknowledgment _____
Notary Public

Commission expires: _____

95916183

AFTER RECORDING, THIS DOCUMENT SHOULD BE MAILED TO:
Edward G. Schussler III, Law Offices of Schussler & Kutsulis, Ltd.
9631 West 153rd Street, Suite 35, Orland Park, Illinois 60462

SUBSEQUENT TAX BILLS SHOULD BE MAILED TO:

Bernard Muschwitz
P O Box 652
Palos Park, IL 60464

pak n'dix-palos pk\house\deed\ 10.1.98

BOX 333-CTI

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California

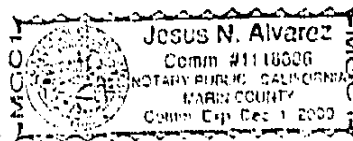
County of Marin

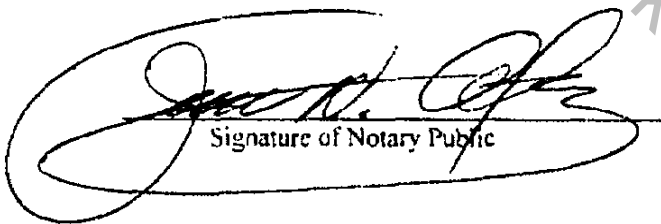
On October 5, 1998 before me, Jesus N. Alvarez, Notary Public,

personally appeared - Herbert James Dix -

 personally known to me - OR - X proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




Signature of Notary Public

Description of Attached Document

Title or Type of Document: Trustee's Deed

Document Date: October 2, 1998 Number of Pages: 2

Signer(s) Other Than Named Above: No other Signers

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