

# UNOFFICIAL COPY



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7055/0060 52 001 Page 1 of 4  
1999-08-16 10:26:36  
Cook County Recorder 27.50

## DEED

THE GRANTOR, LENORE A. SERWINSKI, divorced and not since remarried, of the County of Cook, State of Illinois for and in consideration of Ten and no/100ths (\$10.00) dollars, Convey and Warrants unto LENORE A. SERWINSKI, Trustee of the LENORE SERWINSKI DECLARATION OF TRUST dated May 17, 1999, GRANTEE, (hereinafter referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of DuPage and State of Illinois, to wit:

PERMANENT INDEX NUMBER: 02-35-210-011

LOT 38 OF RESUBDIVISION OF FAIRFAX VILLAGE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED BY THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON APRIL 29, 1971, AS DOCUMENT 21464452, BEING A RESUBDIVISION OF FAIRFAX VILLAGE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1970, AS DOCUMENT 21074247, AT THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS, ALL IN SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to real property taxes, and valid easements, covenants, conditions and restrictions of record.

**To have and to hold**, the Property with the appurtenances upon the trusts and for the uses and purposes set out in this deed and in the terms and provisions of said revocable living trust agreement. Full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide the property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the 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 the Property or any part thereof to a successor or successors in trust or to the trustee of any other trust and to grant to such successor or successors in trust, or other trustee, all

the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the Property, or any part thereof, to lease the Property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, 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 the present or future rentals, to partition or to exchange the 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 the Property or any part thereof, and to deal with the 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 the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the Property, 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 the 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 the Trustee conveyance lease or other instrument, (a) that at this time of the delivery thereof the trust created by this indenture and by the 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 the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, 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 predecessors in trust.

The interest of each and every beneficiary hereunder and of 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 the real estate, and such interest is hereby declared to be such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

**To have and to hold,** the Property together with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's successors-in-interest and assigns forever.

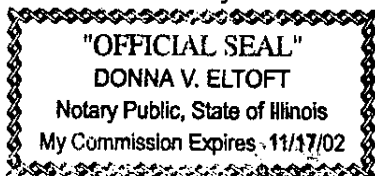
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Dated: May 17, 1999

Lenore A. Serwinski  
LENORE A. SERWINSKI

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LENORE A. SERWINSKI 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 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, the 17<sup>th</sup> day of May, 1999.



Donna V. Eltoft  
Notary Public

Mail to and

Prepared by: Huck & Briske 1325 North Main Street, Wheaton, IL 60187-3579

Address of Grantees, Property

and Mail Taxes To: 8 Hampton on Auburn, Rolling Meadows, IL 60008

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT. DATED: May 17, 1999

H. Briske /s/  
Representative

CITY OF ROLLING MEADOWS

REAL ESTATE TRANSFER TAX

EXEMPT # 4 AMOUNT 20.00

AGENT 8 Hampton on Auburn

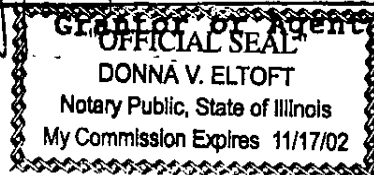
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**STATEMENT BY GRANTOR AND GRANTEE**

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 June 4, 1999

Signature: \_\_\_\_\_

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 4 day of June, 1999  
Notary Public \_\_\_\_\_

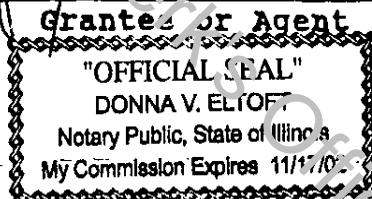


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 4, 1999

Signature: \_\_\_\_\_

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 4 day of June, 1999  
Notary Public \_\_\_\_\_



**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.)



**EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

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