

UNOFFICIAL COPY 99889220

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1999-09-21 10:30:16  
Cook County Recorder 25.50

WARRANTY DEED BY TRUST

MAIL TO:

Law Firm of Frank J Kuta & Assoc. P.C.  
5130 Archer Avenue  
Chicago, IL 60632-4759

NAME & ADDRESS OF TAXPAYER

Bernice Drobot  
4250 S. Knox Ave.  
Chicago, IL 60632



THE GRANTOR, BERNICE DROBUT, a widow, of the Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good valuable considerations in hand paid, DOES CONVEY and WARRANT to BERNICE DROBUT, of 4250 S. Knox Ave., Chicago, Illinois, as Trustee under the provisions of the BERNICE DROBUT DECLARATION OF TRUST dated September 8, 1999 and in the event of the death, resignation, or inability of grantees to act as such Trustee, then unto Successor Trustee as stated in the Declaration of Trust with like power, duties as are vested in the Declaration of Trust and any amendments thereof, the following described real estate situated in County of Cook, in the State of Illinois, to wit:

Lot 3 in Strejc's Subdivision of Lot 131 in Frederick H. Bartlett's 48<sup>th</sup> Avenue Subdivision of Lot A (except railroad) in Circuit Court Partition of the South 1/2 and that part of the North West 1/4 lying South of Illinois and Michigan Canal Reserve in Section 3, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 19-03-300-015-0000

Property Address: 4338 S. Keating Ave., Chicago, IL 60632

and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) Real estate taxes for the year 1998 and subsequent years; (2) Covenants, conditions, restrictions and easements of record; 3) All applicable zoning laws and ordinances.

TO HAVE AND TO HOLD, the above granted premises unto the GRANTEES forever

Dated: September 8, 1999

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph E"  
Section 4, Real Estate Transfer Tax Act.  
9-8-99 Bernice Drobot  
Date Buyer, Seller or Representative

Bernice Drobot  
BERNICE DROBUT

STATE OF ILLINOIS  
COOK COUNTY

The foregoing instrument was acknowledged before me on September 8, 1999 by BERNICE DROBUT, a widow.

Danuta Mszal  
NOTARY PUBLIC

"OFFICIAL SEAL"  
DANUTA MSZAL  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/15/2001

This Instrument was Prepared by: FRANK J KUTA, Attorney at Law  
5130 Archer Avenue, Chicago, IL 60632-4759  
(773) 284-1414 FAX: (773) 284-1425

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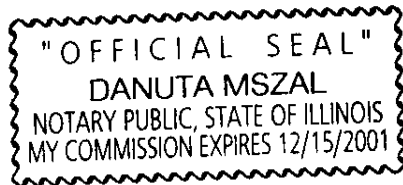
**STATEMENT BY GRANTOR AND GRANTEE**

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 September 8, 1999

Signature: Bernice Hobart  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 8<sup>th</sup> day of September, 1999



Notary Public Danuta Mszal

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 September 8, 1999

Signature: Bernice Hobart  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 8<sup>th</sup> day of September, 1999



Notary Public Danuta Mszal

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.)