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1999-10-22 15:15:17
Cook County Recorder 27.50

WARRANTY DEED



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COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE

THE GRANTOR(S)
JAMES A. HARTMAN and
KATHLEEN M. HARTMAN,
his wife

of Brookfield
County of Cook
State of Illinois

for and in consideration of Ten and no/100 - - - - - Dollars,
and other good and valuable considerations in hand paid,
CONVEY(S) and WARRANT(S) to

THE KATHLEEN M. HARTMAN TRUST DATED AUGUST 24, 1999
4436 S. Elm Avenue, Brookfield, Illinois

the following described Real Estate situated in the County of
Cook State of Illinois, to wit:

Lot 15 in Block 5 in Oliver Salinger & Co's Bungalow Park, being a
Subdivision of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3,
Township 38 North, Range 12, East of the Third Principal Meridian,
in Cook County, Illinois; Also all that part of the East $\frac{1}{2}$ of the
vacated alley lying West of and adjoining aforesaid premises.

Address of Real Estate: 4436 S. Elm Avenue, Brookfield, Illinois

Permanent Real Estate Index Number: 18-03-315-022

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 forever.

DATED this 22nd day of October, 1999.

James A. Hartman (SEAL)
James A. Hartman

Kathleen M. Hartman (SEAL)
Kathleen M. Hartman

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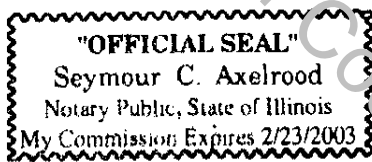
State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

James A. Hartman and Kathleen M. Hartman, his wife

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of October, 1999.



Seymour C. Axelrod
Notary Public

This Instrument was Prepared by:

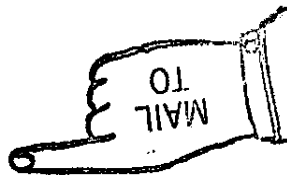
Seymour C. Axelrod, Attorney at Law
422 S. Scoville Avenue
Oak Park, Illinois 60302

Mail Subsequent Tax Bills to:

James Hartman
4436 S. Elm Avenue
Brookfield, IL 60153

MAIL TO:

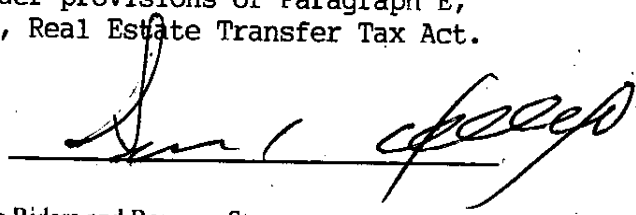
Seymour C. Axelrod
422 S. Scoville Avenue
Oak Park, IL 60302



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Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

10/22/99



This space for affixing Riders and Revenue Stamps

TRUST POWERS

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 praesent or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 premises 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.

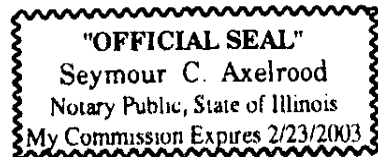
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

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 October 22, 1999 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by me the said James A. Hartman this 22nd day of October, 1999.

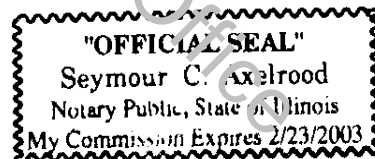


Notary Public [Signature]

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 title to real estate under the laws of the State of Illinois.

Dated October 22, 1999 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by me the said Kathleen M. Hartman this 22nd day of October, 1999.



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 the subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]