WARRANTY DEED IN TRUST

THIS INSTRUMENT PREPARED BY
AND MAIL TO:
Martin J. Lillig
Lillig & Thorsness, Ltd.
1900 Spring Road, Suite 200
Oak Brook, Illinois 60523

MAIL TO

ADDRESS OF GRANTEE AND
SEND SUBSEQUENT TAX BILLS TO:
John A. Thatcher, Trustee
1147 South Oak Park Avenue
Oak Park, Illinois 60304

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2000-07-26 12:02:59
Cook County Recorder 25.50

00562310

This space for recorder's use only

THE GRANTOR, JOHN A. THATCHER, a widow and not since remarried, of the Village of Oak Park, County of Cook, State of Illinois, in consideration of Ten Dollars ($10.00), and other good and valuable consideration, conveys and warrants to JOHN A. THATCHER ("trustee"), AS TRUSTEE OF THE JOHN A. THATCHER TRUST AGREEMENT DATED FEBRUARY 25, 2000 (hereinafter referred to as the "Trust"), of 1147 South Oak Park Avenue, Oak Park, Illinois, and all and every successor or successors in trust under the Trust, the following described real estate in the County of Cook and State of Illinois:

LOT 25 AND LOT 26 (EXCEPT THE NORTH 17 FEET OF LOT 26 IN BLOCK 7 IN KEARNEY'S OAK PARK SUBDIVISION, BEING A RESUBDIVISION OF BLOCKS 5, 6, 7 AND 8 IN SHIPPEN'S ADDITION TO OAK PARK, A SUBDIVISION OF LOTS 1, 2, 3, 4, IN LOT 7 IN SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT WEST HALF OF THE SOUTH WEST QUARTER OF SAID SECTION) IN COOK COUNTY, ILLINOIS.

EXEMPTION APPROVED
Sandra Lokere
VILLAGE CLERK
VILLAGE OF OAK PARK

Permanent Index No.: 16-18-322-040

Property Address: 1147 South Oak Park Avenue, Oak Park, Illinois 60304

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein in said agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide 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 present or in the future, and upon 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 review 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 an 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 obligated 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; and every deed, trust deed, mortgage,

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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 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 or in some amendment thereof and binding upon 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 predecessors in trust.

The interest of each and every beneficiary under said Trust and 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 under said trust 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.

Grantor hereby releases and waives any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the grantor has set his hand and seal on this 3rd day of July, 2000.

John A. Thatcher
JOHN A. THATCHER

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

The undersigned, a Notary Public in and for the aforementioned County and State, certifies that JOHN A. THATCHER, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 3RD day of July, 2000.

OFFICIAL SEAL
LAURA L GRAY
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. NOV. 4,2001

Laura L. Gray
NOTARY PUBLIC

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph (e) 35 ILCS 200/31-45 of said Law.

Mark J. Levy
~~Buyer, Seller or~~ Representative

July 3, 2000
Dated

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: July 18, 2000 .

Signature: _____
Grantor/Agent

Subscribed and sworn to before me
by the said Grantor this 18th day
of July.

Notary Public _____

OFFICIAL SEAL
JOANNE B LEWIS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. OCT. 2,2000

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: July 18, 2000.

Signature: _____
Grantee/Agent

Subscribed and sworn to before me
by the said Grantee this 18th day
of July.

Notary Public _____

OFFICIAL SEAL
JOANNE B. LEWIS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. OCT. 2,2000

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]