

UNOFFICIAL COPY

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Cook County Recorder 27.50



0020197384

**TRUSTEE'S DEED
ILLINOIS**

(The Above Space for Recorder's Use Only)

THIS INDENTURE, made this 27 day of JANUARY, 2002, between Molly P. Horan, as Trustee of the John M. Horan and Molly P. Horan Living Trust dated the 27th day of December, 1996, as amended, Grantor, and Molly P. Horan, as Trustee of the Molly P. Horan Revocable Trust U/A/D February 16, 2001, as amended, Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, receipt whereof is hereby acknowledged and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby **CONVEYS** and **WARRANTS** unto the Grantee, in fee simple, the following described real estate in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining; and

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

I hereby declare this Deed represents a transaction exempt under the provisions of Paragraph E, 35 ILCS200/31-45 of the Real Estate Transfer Tax Law, and §E §6 of the Cook County Real Property Transfer Tax Ordinance.

Dated: 1/27/02

Signed: William J. Sheridan
William J. Sheridan, Agent

This is homestead property.

Permanent Real Estate Index Number(s): 24-31-201-077-0000

Address of Real Estate: 501 Feldner Court, Palos Heights, Illinois 60463

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust 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 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 praesenti or in 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 of 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor hereby expressly waives and releases 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.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 27 day of JANUARY, 2002.

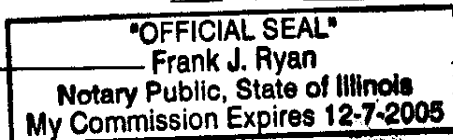
Molly P. Horan
Molly P. Horan, Trustee of John M. Horan and Molly P. Horan Living Trust U/A/D 12/27/96

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Molly P. Horan, 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 as such trustee, for the use and purpose therein set forth.

Given under my hand and seal this 26 day of January, 2002.

Commission expires: _____



Frank J. Ryan
NOTARY PUBLIC

This instrument prepared by: William J. Sheridan, Esq., William J. Sheridan, Attorney-At-Law, 525 W. Monroe St., Suite 1600, Chicago, IL 60661-3693

MAIL TO:
William J. Sheridan, Esq.
William J. Sheridan, Attorney-At-Law
525 W. Monroe St., Suite 1600
Chicago, Illinois 60661-3693

SEND SUBSEQUENT TAX BILLS TO:
Molly P. Horan, Trustee
501 Feldner Court
Palos Heights, IL 60463

EXHIBIT A

PARCEL 1:

THAT PART OF LOT 5 IN THE VILLAS OF PALOS HEIGHTS, PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE NORTH 671.53 FEET (EXCEPT THE EAST 900 FEET THEREOF AND EXCEPT THE WEST 165 FEET OF THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR HIGHWAY) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID LOT 5, 22.52 FEET; THENCE NORTH 0 DEGREE 21 MINUTES 25 SECONDS EAST 121.34 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 35 SECONDS EAST 63.12 FEET TO A POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 0 DEGREES 37 MINUTES 20 SECONDS WEST, ALONG SAID EXTENSION AND CENTER LINE, 45.36 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 38 MINUTES 35 SECONDS EAST, ALONG SAID CENTER LINE AND THE EASTERLY EXTENSION THEREOF, 72.77 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 35 SECONDS EAST 45.36 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 35 SECONDS WEST 72.56 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS OF PALOS HEIGHTS RECORDED JULY 1, 1994 AS DOCUMENT 94578976 AND BY DD FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT NO. 1098688 TO _____ RECORDED DECEMBER 19, 1994 AS DOCUMENT 04055756, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

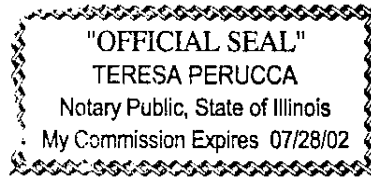
STATEMENT BY GRANTOR AND GRANTEE

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: February 18, 2002

By: William J. Sheridan
William J. Sheridan, Agent
525 West Monroe Street, Suite 2200
Chicago, Illinois 60661-3693

Subscribed and sworn to before me by the said William J. Sheridan, this 18th day of February, 2002.



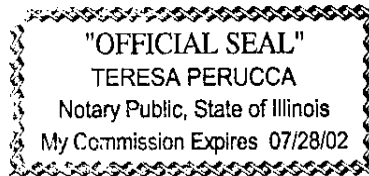
Notary Public Teresa Perucca

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: February 18, 2002

By: William J. Sheridan
William J. Sheridan, Agent
525 West Monroe Street, Suite 2200
Chicago, Illinois 60661-3693

Subscribed and sworn to before me by the said William J. Sheridan, this 18th day of February, 2002



Notary Public Teresa Perucca

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 Section 4 of the Illinois Real Estate Transfer Tax Act]