

UNOFFICIAL COPY

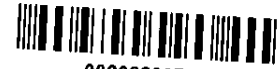
0020289077

7789/0063 91 004 Page 1 of 5

2002-03-14 11:26:06

Cook County Recorder 29.50

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE



0020289077

TRUSTEE'S DEED

THIS INDENTURE, made this 10th day of January, 2002, between Mary Ann Kennedy and Peter X. Kennedy, as trustees under provisions of a Trust Agreement dated the 4th day of March, 1984, and known as Mary Ann Kennedy Revocable Trust of 1984, grantor, 10101 5th Avenue, LaGrange, Illinois 60525, and Mary Ann Kennedy and Peter Kennedy, 10101 5th Avenue, LaGrange, Illinois 60525, grantees, WITNESSETH, that the grantor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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 trustees and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the grantees, not in tenancy in common but in joint tenancy, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE CENTER LINE OF FIFTH AVENUE, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SAID POINT BEING 297 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE NORTHEASTERLY ALONG A LINE THAT INTERSECTS THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, AT A POINT 104 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, FOR A DISTANCE OF 256.66 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHEASTERLY, AT RIGHT ANGLE TO THE PRECEDING COURSE A DISTANCE OF 328.00 FEET; THENCE NORTHEASTERLY, AT RIGHT ANGLE TO THE PRECEDING COURSE A DISTANCE OF 105.00 FEET; THENCE NORTHWESTERLY, AT RIGHT ANGLE TO THE PRECEDING COURSE A DISTANCE OF 328.00 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 105.00 FEET TO THE PLACE OF BEGINNING CONTAINING 34,440 SQUARE FEET OR 0.791 ACRES, IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes for 2000 and subsequent years and covenants, conditions, and restrictions of record.

PIN: 18-28-103-023 (part)

296

14

commonly known as: 10101 5th Avenue, LaGrange, Illinois 60525

together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

IN WITNESS WHEREOF, the grantors, as trustees aforesaid hereunto set their hands and seals the day and year first above written.

Mary Ann Kennedy
Mary Ann Kennedy,
as trustee aforesaid

Peter X. Kennedy
Peter X. Kennedy
as trustee aforesaid

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Ann Kennedy and Peter X. Kennedy, 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 as such trustees, for the uses and purposes therein set forth.

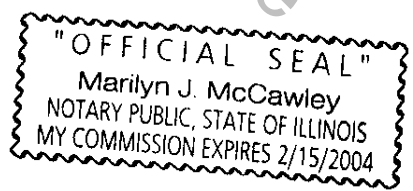
Given under my hand and official seal, this 10th day of January, 2002.

Exempt under Real Estate Transfer Tax Law
35 ILCS 200/31-45 sub. para. 3 and
Cook County Ord. 93-0-27 para. 4

Marilyn J. McCawley
Notary Public

1/10/02
Date

Marilyn J. McCawley
Signature

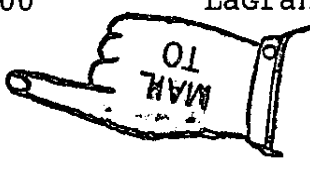


This instrument was prepared by and mail to:

Send Subsequent Tax Bills to:

Robert A. Hall
BISHOP, ROSSI & SCARLATI, LTD.
Two TransAm Plaza, Suite 200
Oakbrook Terrace, IL 60181

Elizabeth Kennedy
10101 5th Ave
LaGrange, IL 60525



AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS)
) SS
COUNTY OF)

Mary Ann Kennedy, being duly sworn on oath, states that she resides at 1015 Fifth Avenue, LaGrange, Illinois. That the attached deed is not in violation of Chapter 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any any streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.

8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

9. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973 and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.

10. The instrument aforesaid is a conveyance of an existing parcel or tract of land.

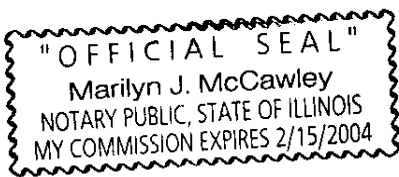
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

Mary Ann Kennedy
Mary Ann Kennedy

SUBSCRIBED AND SWORN TO
this 10th day of
January, 2002.

Marilyn J. McCawley
NOTARY PUBLIC



Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

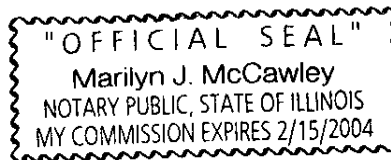
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: January 10, 2002.

Signature: *Robert Hall*
Grantor or Agent

Subscribed and Sworn to before me this 10th day of January, 2002.

Marilyn J. McCawley
Notary Public



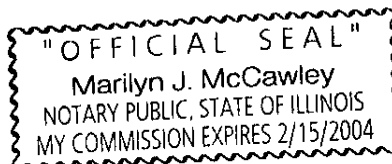
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 10, 2002.

Signature: *Robert Hall*
Grantee or Agent

Subscribed and Sworn to before me this 10th day of January, 2002.

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