

UNOFFICIAL COPY 0020658466

4399/0109 49 001 Page 1 of 3
2002-06-12 12:14:24
Cook County Recorder 25.50

WARRANTY DEED IN TRUST



DOCUMENT NUMBER:



0020658466

RETURN TO:
Gregory P. Melnyk
Attorney at Law
1111 South Boulevard
Oak Park, IL 6302

Property of Cook County, Illinois

(RECORDER'S USE ONLY)

Grantors, Neal R. Nygard and Mary Beth Graham, husband and wife, of Brookfield, Wisconsin, for and in consideration of Ten Dollars (\$10.00), and other valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto Marianne B. Eskridge, Trustee under the Marianne B. Eskridge Revocable Trust dated April 18, 2001, of 500 Auvergine Place, River Forest, Illinois 60305, the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

THE EAST 59 FEET OF THE SOUTH 148 FEET OF THE WEST 1/2 OF BLOCK 2 IN THATCHER'S RESUBDIVISION OF THAT PART OF BLOCKS 20 AND 21 AND PRIVATE STREET AND ADJOINING SAME AS THATCHER PARK LYING EAST, SOUTHEAST AND SOUTH OF OAK PARK AVENUE AS LOCATED BY PLAT RECORDED IN BOOK 19 PAGE 64 TOGETHER WITH THAT PART OF LOT 3 IN THE SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF EAST LINE OF SAID OAK AVENUE, ALL IN THE NORTHEAST 1/4 OF SECTION 11, RECORDED IN BOOK 26 PAGE 35 AS DOCUMENT 8385570 IN COOK COUNTY, ILLINOIS.

Subject To: General taxes for the year 2001/2002 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) nor prohibit present use of property, if any.

Permanent Index Number: 15-11-208-053 V. 182.
Property Address: 8020 W. Lake St., River Forest, IL 60305

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

TO HAVE AND TO HOLD said real estate with the appurtenances, on the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

02-40084 1/1

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and on any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, to renew or extend leases on any terms and for any period or periods of time, 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, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or

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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 real estate or any part thereof, and to deal with said real estate 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.

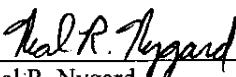
In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Deed 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 Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, her or their predecessor in trust.

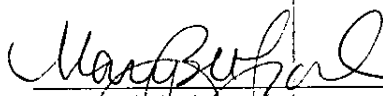
This conveyance is made on the express understanding and condition that neither Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment for anything it or they or its or their agents or attorneys may do or omit to do in or about said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract obligation or indebtedness incurred or entered into by said Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the recording and/or filing of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary thereunder 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, the intention hereof being to vest in said Trustee, the entire 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.

Grantors hereby expressly waive and release any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantors have signed this deed this 27 day of MAY, 2002.


Neal R. Nygard


Mary Beth Graham

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11/15/2011 10:00 AM

State of Illinois
County of Cook(ss)

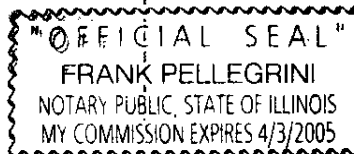
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Neal R. Nygard and Mary Beth Graham, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal,

this 27th day of May, 2002.

Frank Pellegrini
Notary Public

Commission expires 3 April 2005



THIS DEED WAS PREPARED BY: Pellegrini & Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

NAME & ADDRESS OF TAXPAYER: Marianne B. Eskridge, 8020 West Lake Street, River Forest, Illinois 60305.

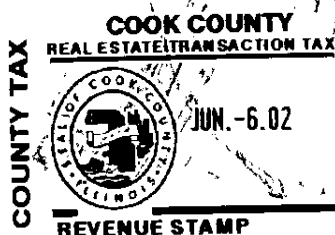
VILLAGE OF RIVER FOREST

Real Estate Transfer Tax

Date 05/15/02 Amt Paid 165.00



REAL ESTATE TRANSFER TAX
0033000
000040072
FP326669



REAL ESTATE TRANSFER TAX
0016500
0000079771
FP326670

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