

TRUSTEE'S WARRANTY DEED

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2002-09-18 08:24:14
Cook County Recorder 28.50



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THIS AGREEMENT made this 11th day of September, 2002, between Anna M. Kelly, as trustee under The Anna M. Kelly Declaration of Trust Dated April 5, 1996, Grantor, and James P. Kelly and Anna M. Kelly, Grantees.

WITNESSES: The Grantor in consideration of the sum of Ten and NO/100 Dollars 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 convey and warrant unto the Grantee, James P. Kelly and Anna M. Kelly, as Husband and Wife, not as joint tenants or as tenants in common, but as tenants by the entirety, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

LOT 2 IN THE RESUBDIVISION OF OUTLOT B AND LOTS 38, 39 AND THE SOUTH 32 FEET OF LOT 40, ALL IN FLOSSMOOR GOLFVIEW SUBDIVISION, BEING A SUBDIVISION OF THE EAST ¼ OF THE NORTHWEST ¼ OF SECTION 7, AND THE SOUTH 30 FEET OF THE EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

SUBJECT TO: General taxes for 2001 and subsequent years and conditions, covenants, restrictions and easements of record, if any.

Permanent Index Number (PIN): 32-07-105-027

Address of Real Estate: 1249 Dartmouth, Flossmoor, Illinois 60422

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, hereunto set her hand and seal the day and year first above written.

Anna M. Kelly
Anna M. Kelly, as trustee as aforesaid

TICOR TITLE 490457

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

2P

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 Anna M. Kelly, as Trustee, who is 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, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 11th day of September, 2002.



Cindy Kenney
Notary Public

This transaction is exempt from the Real Estate Transfer Tax Act pursuant to 35 ILCS 200/31-45 (e).

Date: 9/11/02

By: *Anna M. Kelly*

PREPARED BY:

John D. Gutzke, Esq. (ljd)
ROLEWICK & GUTZKE, P.C.
1776 S. Naperville Road, Suite 104A
Wheaton, Illinois 60187-8133
(630) 653-1577



MAIL TO:

John D. Gutzke, Esq. (ljd)
ROLEWICK & GUTZKE, P.C.
1776 S. Naperville Road, Suite 104A
Wheaton, Illinois 60187-8133

SEND SUBSEQUENT TAX BILLS TO:

James P. Kelly and Anna M. Kelly
1249 Dartmouth
Flossmoor, Illinois 60422

STATEMENT BY GRANTOR(s) AND GRANTEE(s)

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a 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 another 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 9/11/02

Signature [Handwritten Signature]
Grantor

Subscribed and Sworn to before me
by the said _____
this 11th day of September,
20 02.

Notary Public [Handwritten Signature]



The grantee or his agent affirms and verifies that the names of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a 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 another 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 9/11/02

Signature [Handwritten Signature]
Grantee

Subscribed and Sworn to before me
by the said _____
this 11th day of September,
20 02.

Notary Public [Handwritten Signature]

