

DEED IN TRUST
(ILLINOIS)

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84/1259 01 001 Page 1 of 4
2002-12-16 09:53:52
Cook County Recorder 30.50



THE GRANTORS, THOMAS C.
REGAN AND BETTY J.
REGAN, his wife,

of the County of Cook
and State of Illinois,
for and in
consideration of Ten
and No Dollars, and
other good and valuable
considerations in hand
paid, Convey and
Warrant unto

Above Space for Recorder's Use Only

"THOMAS C. REGAN and BETTY J. REGAN, trustees of the REGAN LIVING TRUST dated October 15, 2002", of 7229 West Higgins Avenue, Unit 105, Chicago, IL 60656."

and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT NO. 105, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 2 (EXCEPT THE WEST 150 FEET THEREOF AND EXCEPT THE EAST 208 FEET THEREOF), BOTH DIMENSIONS AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2, IN A. HEMINGWAY'S SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 1, AND PART OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF SAID TRACT; THENCE NORTH ON THE WEST LINE OF SAID TRACT 185.84 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 169.83 FEET TO A POINT IN THE EAST LINE OF SAID TRACT; THENCE SOUTH 178.26 FEET TO THE SOUTH EAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT 170 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NATIONAL BANK OF AUSTIN, AS TRUSTEE UNDER TRUST NO. 4236 RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 20988004, TOGETHER WITH AN UNDIVIDED 2.842% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

ALSO PARCEL 2: A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND DRIVEWAY PURPOSES OVER, UPON AND ACROSS THE WEST 24.17 FEET OF THE EAST 45.50 FEET OF LOT 2 (EXCEPT THE WEST 150 FEET THEREOF AND EXCEPT THE EAST 208 FEET THEREOF) BOTH DIMENSIONS AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2 IN A. HEMINGWAY'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 1, AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID TACT 185.84 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT IN THE EAST LINE OF SAID TRACT 178.26 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

ALSO PARCEL 3: A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND DRIVEWAY PURPOSES OVER, UPON AND ACROSS THE SOUTHERLY 20 FEET OF THE EAST 208 FEET

Handwritten initials/signature

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OF SAID LOT 2 IN HEMINWAY'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO PARCEL 4: A PERPETUAL EASEMENT FOR RECREATIONAL PURPOSES UPON THE WEST 83.72 FEET (MEASURED PERPENDICULARLY) OF THE FOLLOWING DESCRIBED PARCEL: LOT 3 (EXCEPT THE WEST 135 FEET THEREOF) IN A. HEMINGWAY'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 1, AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-12-202-087-1003

Address of Real Estate: 7229 West Higgins Avenue, Unit 105, Chicago, IL 60656

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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 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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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 grantors aforesaid have set their hands and seals on October 15, 2002.

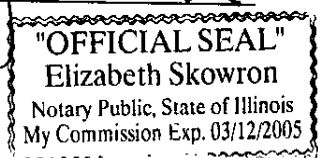
Thomas C. Regan (SEAL) *Betty J. Regan* (SEAL)
THOMAS C. REGAN BETTY J. REGAN

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 THOMAS C. REGAN AND BETTY J. REGAN, his wife, 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 instruments 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 on October 15, 2002.

Commission expires 3-12, 2005. *Elizabeth Skowron*



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NOTARY PUBLIC

This instrument was prepared by: Chester M. Przybylo, 5339 North Milwaukee Avenue, Chicago, Illinois 60630

(Name and Address)

21334434

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

THOMAS C. REGAN
7229 West Higgins Avenue, Unit 105
Chicago, IL 60656

THOMAS C. REGAN
7229 West Higgins Avenue, Unit 105
Chicago, IL 60656

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provisions of
Paragraph e, Section 4 of the
Real Estate Transfer Act.

Date: October 15, 2002

Signature: *Chester M. Przybylo*

Office of Cook County Clerk's Office

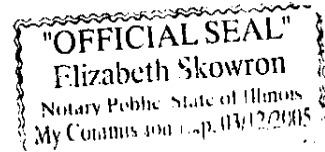
STATEMENT BY GRANTOR AND GRANTEE

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: October 15, 2002

Signature: Betty J. Regan
Thomas C. Regan
Grantor or Agent

Subscribed and sworn to before me on October 15, 2002.



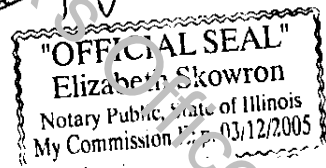
Notary Public Elizabeth Skowron

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: October 15, 2002

Signature: Betty J. Regan
Thomas C. Regan
Grantee or Agent

Subscribed and sworn to before me on October 15, 2002.



Notary Public Elizabeth Skowron

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