

UNOFFICIAL COPY

0021397429

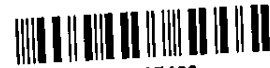
3042/0134 33 001 Page 1 of 1

2002-12-16 16:36:45

Cook County Recorder

70 00

WARRANTY DEED IN TRUST



0021397429

ADDRESS OF GRANTEE AND SEND
SUBSEQUENT TAX BILLS TO:

George A. Gregg, Trustee and
Joan H. Gregg, Trustee
435 William Street, Unit 303
River Forest, Illinois 60305

THE GRANTORS, GEORGE A. GREGG and JOAN A. GREGG, his wife, of Cook County, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, convey and warrant to GEORGE A. GREGG, as Trustee of the GEORGE A. GREGG TRUST dated the 15th day of March, 1989, and all and every successor or successors in trust under this trust, and to JOAN H. GREGG, as Trustee of the JOAN H. GREGG TRUST, dated the 15th day of March, 1989, and all and every successor or successors in trust under this trust, the fee simple title, each as to an undivided one half (1/2) interest, in and to the real estate described below:

PARCEL 1: UNIT 303 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILLIAM PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0010820941 IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THAT PART OF VACATED GARDEN STREET DESCRIBED IN RIVER FOREST ORDINANCE 2850 RECORDED AS DOCUMENT NUMBER 0010791395, IN COOK COUNTY, ILLINOIS

PARCEL 2: EXCLUSIVE USE OF LIMITED COMMON ELEMENT PARKING SPACES 45 AND 46 AND STORAGE SPACES S-45 AND S-46 AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT 0010820941 AS AMENDED FROM TIME TO TIME.

PIN: 15-12-220-026

PIN: 15-12-220-027

PIN: 15-12-220-033

PIN: 15-12-220-034

Common Address: 435 William Street, Unit 303, River Forest, Illinois 60305

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said agreement set forth.

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST

Donna M. Matuszek

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

0021397429

Full power and authority are hereby granted to said trustees 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 subdivide 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 present or in future, and upon 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 an 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 trustees 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 trustees, 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 trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees were 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.

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST

Dean Haiszfeld

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

0021397429

And the said grantors hereby expressly waive and release 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.

The grantors have set their hands and seals on December 6th, 2002.

George A. Gregg
GEORGE A. GREGG

Joan A. Gregg
JOAN A. GREGG

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

EXEMPTION APPROVED

DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST

Donna Harszleh

The undersigned, a Notary Public in and for the above County and State, certifies that GEORGE A. GREGG and JOAN A. GREGG, his wife, personally known to me to be the same persons whose names have been 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 6th day of December _____, 2002.

[Signature]
NOTARY PUBLIC

OFFICIAL SEAL
H SUSAN JONES
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JULY 14, 2005

PREPARED BY AND MAIL TO:

Catherine S. McCrory

JONES, FALOON & KENNEY, LTD.

714 W. Burlington

La Grange, Illinois 60525

EXEMPT UNDER PROVISIONS OF

PARAGRAPH E, SECTION 4, REAL

ESTATE TRANSFER TAX ACT.

12/6/02
Date

[Signature]
Representative

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her 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 December 6, 2002 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
 said Agent this
6th day of December, 2002.

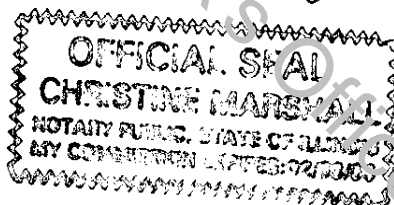


Notary Public Christine Marshall

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 December 6, 2002 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
 said Agent this
6th day of December, 2002.



Notary Public Christine Marshall

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.]

UNOFFICIAL COPY

Property of Cook County Clerk's Office