04054576

(The shove space for Recorder's use only)

THE GRANTORS, WILLIAM T. KIRBY, a widower and not remarried and ROSEMARY K. BANTZ, joint tenants, of the City of Park Ridge, Cook County, Illinois, for and in consideration of One Dollar, and other good and valuable consideration paid in hand, convey and warrant to:

WILLIAM T. KIRBY, Trustee ("Trustee" regardless of the number of trustees) of 643 North Park Plaine, Park Ridge, IL 60068 under the provisions of a trust agreement dated October 27, 1994 and known as

THE WILLIAM T. KIRBY LIVING TRUST DATED OCTOBER 27, 1994

and unto all and every successor or successors in trust under the trust agreement, the following described real_estate in Cook County, Illinois:

LOT 23 IN BLOCK TWO (2) IN FEUERBORN AND KLODE'S HOWARD AVENUE ADDITION TO PARK RIDGE, BEING 1. SUBDIVISION OF THAT PART OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, AFORESAID, RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER (1/4) OF SECTION 9.687 CHAINS; THENCE WESTERLY 19.963 CHAINS TO THE POINT IN THE QUARTER (1/4) SECTION 9.687 CHAINS NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER (1/4) THENCE SOUTH 9.687 CHAINS TO THE SOUTHWEST CORNER OF SAID EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) THENCE EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER (1/4) SECTION 19.983 CHAINS TO THE POINT OF BI-GINNING.

PIN # 09-27-131-001-0000

Property Address and send tax bills to: 643 Noth Park Plaine, Park Ridge, IL 60068

TO HAVE AND TO HOLD the premises with the appurcerances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or auccessors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, to pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession or reversion, by leaves to commence in present or in future, and upon any terms and for any period or periods of time, not caseding 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 to amend, change, or modify lesses and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire

CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAUP
NO. 9239



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into any of the terms of the trust agreement; and every deed, mortgage, lease, or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any auch conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created by this deed and by the 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 the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee 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 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.

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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest real or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note: 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.

The grantor(s) 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 grantor(s) have signed this deed on

EXEMPTION STATEMENT:

Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act.

Dated: DENT-01 RECORDING THOUGHT TRAN 3285 12/19/94 13:30:00 State of Illinois ***-**04--054576) 58 COOK CHINEY RECORDER **County of Cook**

I am a notary public for the County and State above. I certify WILLIAM T. KIRBY and ROSEMARY K. BANTZ, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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 __//

NOTARY PUBLIC

OFFICIAL SEAL! Notary Public, State of Illicole My Commission Expires 9-30-86

Prepared by: TERESA NUCCIO, Attorney at Law

805 West Touhy, Suite 101 Park Ridge, IL 60068

RECORDER's OFFICE: Please return to preparer

04054576

UNOFFICIAL COPY

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 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.

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Dated	1994 Signa	acure no coco	VOC DE WOUSELIEU
		Grantor	or Agent
Subscribed and sworn to	before me	,	
by the said agent this of 1994.			OFFICIAL SEAL
	^\ /		Notary Public, State of Illinois
Notary Public	In Afther.	<u> </u>	My Commission Expires 9.34-06
	0/		
The Grantee or hi knowledge, the name of			the best of his
of beneficial interest	in a land tr	ust is either	a natural person,
an Illinois corporatio business or acquire and			
partnership authorized	to do busi	ness or acqui	re and hold real
estate in Illinois, or authorized to do busines			
laws of Illinois.	ss or acdurre	s crease to lea	1 estate under the
Dated (30 (5 1994)	1994 Signa	tura ZALA	do Wadrick
vaced	1224 STAILS		or agent
Subscribed and sworn to			Tier a Pacelo
by the said agent this	(1) day		Notary Public State of Illinois
of <u>Acc</u> , 1994.),),	,	My Commission Expl to 9 30.96
Notary Public 7.6	Pesa Sture	1-21	

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.)