



WARRANTY DEED
IN TRUST

UNOFFICIAL COPY



Doc#: 0422918086
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/16/2004 11:12 AM Pg: 1 of 2

THIS INDENTURE WITNESSETH, That the
Grantor

EMILY KAVANUAGH, a widow
and not since remarried

of the County of COOK
and State of ILLINOIS

For and in consideration of TEN AND
00/100 DOLLARS (\$10.00) and other
good and valuable considerations in
hand paid, CONVEY and WARRANT
unto the CHICAGO TITLE LAND
TRUST COMPANY, a corporation of
Illinois, whose address is 171 N. Clark
Street, Chicago, IL 60601-3294, as
Trustee under the provisions of a trust agreement dated the 7th day of April, 2003
known as Trust Number 17435, the following described real estate in the County of COOK
and State of Illinois, to-wit:

LOT 32 IN BLOCK 8 IN MORTON PARK LAND ASSOCIATION SUBDIVISION IN THE WEST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 16-28-105-032

COOK COUNTY Real Estate Transfer Tax \$500
TOWN OF COOK Real Estate Transfer Tax \$300

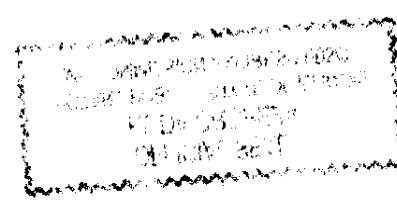
TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein
and in said trust agreement set forth.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said pre-
mises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 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 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

Box 360

131991511
ATGF, INC



Reserved for Recorder's Office

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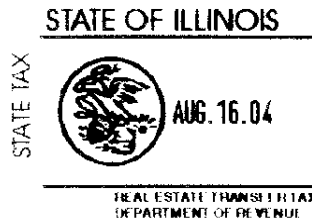
the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, 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.

And the said grantor _____ hereby expressly waive ^s 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.

In Witness Whereof, the grantor as aforesaid has hereunto set her hand and seal this 9th day of JUNE, 2004

Emily Kavanaugh (Seal)
Emily Kavanaugh (Seal)



REAL ESTATE TRANSFER TAX	(Seal)
0008000	(Seal)
FP326652	

THIS INSTRUMENT WAS PREPARED BY:

Martin J. Drechen
2528 South Austin Blvd.
Cicero, IL 60804

SEND TAX BILLS TO:

Martin J. Drechen
2528 S. AUSTIN BLVD
CICERO, IL 60804

State of ILLINOIS
County of COOK

} ss.

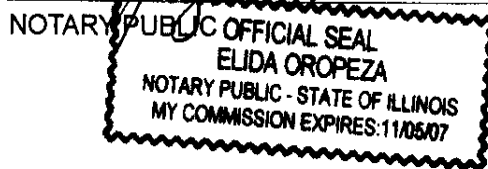
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that _____

EMILY KAVANAUGH

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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this _____ day of _____, 2004

Elida Oropeza

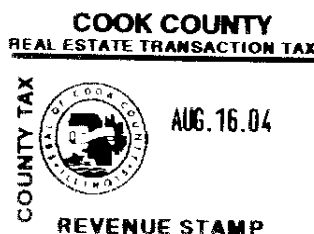


PROPERTY ADDRESS:

5416 West 23rd Street, Cicero, IL 60804

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET ML04LT
CHICAGO, IL 60601-3294



REAL ESTATE TRANSFER TAX	
0004000	
FP326665	