

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc#: 0427908003  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 10/05/2004 09:24 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the Grantors, **JOHN P. MALONEY and DOROTHY M. MALONEY, as Husband and Wife**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & .00/100 Dollars, and other valuable considerations in hand paid, **CONVEYS and WARRANTS**

3  
unto the **MARQUETTE BANK f/n/a MARQUETTE NATIONAL BANK** An Illinois Banking Assn., whose address is 6155 South Pulaski Road, Chicago, Illinois 60629, as Trustee under the provision of a trust agreement dated September 29, 2004, and known as Trust Number 17322 the following described real estate in the County of Cook and State of Illinois, to wit:

### LEGAL DESCRIPTION

LOT 14 (EXCEPT THE WEST 5 FEET) AND THE WEST 10 FEET OF LOT 13 IN BLOCK 4 IN FISHELL'S SECOND ADDITION TO CHICAGO LAWN, BEING A SUBDIVISION OF WEST HALF (W1/2) OF THE SOUTH EAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:** 19-14-330-011-0000

**Property Address:** 3733 WEST 62<sup>ND</sup> PLACE, CHICAGO, ILLINOIS

**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, See reverse side for terms & powers of trustee. 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.

IN WITNESS WHEREOF, THE GRANTORS AFORESAID HAVE HEREUNTO SET THEIR HAND AND SEAL THIS 29 DAY OF September, 2004.

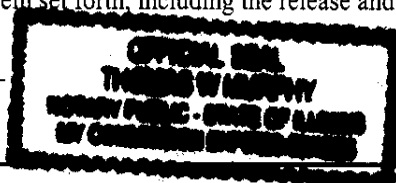
John P. Maloney (Seal)  
JOHN P. MALONEY, SR  
SSN:

Dorothy M. Maloney (Seal)  
DOROTHY M. MALONEY

STATE OF ILLINOIS SS  
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County in the state aforesaid do hereby certify that JOHN P. MALONEY and DOROTHY M. MALONEY are 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 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.

Dated: Sept. 29, 2004



Thomas H. Murphy  
Notary Public

# UNOFFICIAL COPY

**FULL POWER AND AUTHORITY** is hereby granted to said trustee to improve, manage, protect and subdivide said premises 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 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 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 a 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.

**AFTER RECORDING, PLEASE MAIL TO:**  
 Thomas W. Murphy  
 THOMAS W. MURPHY & ASSOCIATES, P.C.  
 8150 South Kedzie  
 Chicago, Illinois 60652  
 Telephone (773) 471-2984

**THIS INSTRUMENT WAS PREPARED BY:**  
 Thomas W. Murphy  
 THOMAS W. MURPHY & ASSOCIATES, P.C.  
 8150 South Kedzie  
 Chicago, Illinois 60652  
 Telephone (773) 471-2984

Exempt under Real Estate Transfer Tax Act Sec. 4  
 Par.   E   & Cook County Ord. 95104 Par.   E  

Date   10-5-04  

Sign. Thomas W. Murphy

# 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

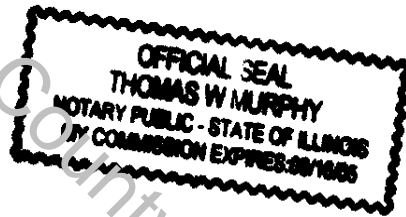
Dated: 9-29, 2004

Signature: John P. Maloney Sr.  
JOHN P. MALONEY, SR

Signature: Dorothy M. Maloney  
DOROTHY M. MALONEY

Subscribed and sworn to before me  
by the said Grantor(s)  
this 29 day of Sept., 2004

Thomas W. Murphy  
Notary Public



The grantee 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated: 9-29, 2004

Signature: John P. Maloney Sr.  
JOHN P. MALONEY, SR

Signature: Dorothy M. Maloney  
DOROTHY M. MALONEY

Subscribed and sworn to before me  
by the said Grantee(s)  
this 29 day of Sept., 2004

Thomas W. Murphy  
Notary Public

