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WARRANTY DEED IN TRUST



Doc#: 0501148209
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/11/2005 11:28 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, that the Grantor, JAMES E. MCMAHON and MARY M. MCMAHON, husband and wife, of the Village of Mount Prospect, Cook County, State of Illinois, for and in consideration of Ten (\$10.00) and no/100 Dollars, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby conveys and warrants to MARY MARCIA MCMAHON, Trustee under Declaration of Trust dated January 31, 1992, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, of 1901 E. Burr Oak Drive, Mount Prospect, IL the following described real estate: (See reverse side for legal description.)

This transfer is exempt pursuant to 35 ILCS 305/4(e).

Attorney

1/5/05

Date

Permanent Index Number (PIN): 03-25-213-029

Address(es) of Real Estate: 1901 E. Burr Oak Drive, Mount Prospect, IL 60056

TO HAVE AND TO HOLD the said real estate with the appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify, any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale mortgage, lease or otherwise shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument that at the time of the execution and delivery of any of the aforesaid instruments that the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully vested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability or refusal of the Trustee herein named, to act, or upon their removal from the County, JAMES E. MCMAHON is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives _____ and releases _____ any and all right and benefit under and by virtue of the statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 5th day of January, 2005.

JAMES E. MCMAHON

(SEAL) Mary M. McMahon (SEAL)
MARY M. MCMAHON

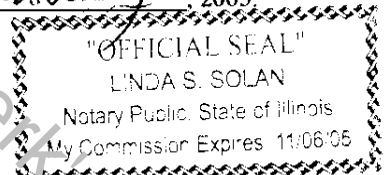
State of Illinois
County of Cook ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES E. MCMAHON and MARY M. MCMAHON, husband and 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 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 5th day of January, 2005.

SEAL

Linda S. Solan
Notary Public



This instrument prepared by: JAMES E. McMAHON, 1111 South Boulevard, Oak Park, Illinois 60302

Legal Description

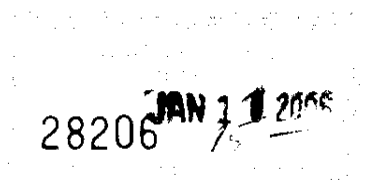
LOT 78 IN TREE FARM ESTATES, BEING A SUBDIVISION IN SECTION 25, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

RETURN TO:

James E. McMahon
Attorney at Law
1111 South Boulevard
Oak Park, IL 60302
(708) 524-1900

MAIL TAX BILLS TO:

MARY MARCIA MCMAHON
1901 E. Burr Oak Drive
Mount Prospect, IL 60056



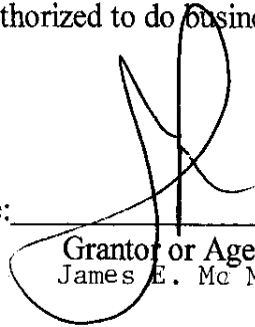
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STATEMENT BY GRANTOR AND GRANTEE

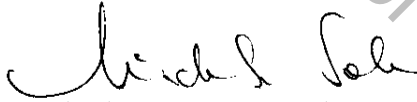
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 1-5-05

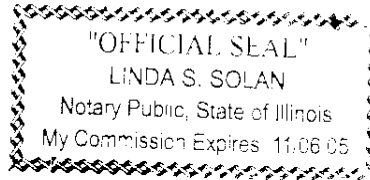
Signature: _____


Grantor or Agent
James E. Mc Mahon

SUBSCRIBED and SWORN TO before me this
5th day of January, 2005.



Notary Public



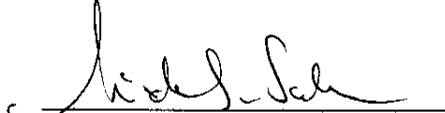
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: 1-5-05

Signature: 

Grantee or Agent
Mary Marcia McMahon Trustee

SUBSCRIBED and SWORN TO before me this
5th day of January, 2005.



Notary Public

