

This indenture witnesseth, That the Grantor Brian Flanagan MARRIED TO JAN

0505302325 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 02/22/2005 01:12 PM Pg: 1 of 3

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 comoration of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as

Reserved for Recorder's Office

Trustee under the provisions of a trust agreement dated the 15th day of February 2005 , known as Trust Number 1114093 , the following described real estate in the County of Cook and State of Illinois, to-wit: Unit 3501 P-88 and 89 together with its undivided percentage interest in tre common elements in 55 East Erie Condominium, as delineated and defined in the declaration recorded October 24, 2003 as document no. 0329719204, in Section 10, Township 39 North, Range 14, λ East of the Third Principal Methlian, in Cook County, Illinois-

Permanent Tax Number: part of 17-10-112-001-0000, 17-10-112-007-0000 and 17-10-112-008-0000

Address 55 E. Erie St, Unit 3901

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 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 arrier d, 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

0505302325D Page: 2 of 3

CHICAGO IL 60606

the trust created by this indenture and by said trust agreement was in rull 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 or 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 aforesaid has hereunto set his hand and seal
this 18th day of February 2005
(Seal) (Seal)
(Seal)(Seal
THIS INSTRUMENT WAS PREPARED BY: SEND TAX BILLS TO:
Richard M. Kates
111 W. Washington St., Suite 1900
Chicago, IL 60602
State of Illinois I, the undersigned a Notary Public in and for said County and
State aforesaid, do hereby certify that Brian Flanagan
County of Cook Flanagan Flanagan
<i>T'</i>
personally known to me to be the same person whose name \underline{is} subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \underline{he} signed, sealed and delivered the said instrument as \underline{his} free and voluntary act, for the uses and purposes the corresponding the release and waiver of the right of homestead.
Given under my hand and notarial seal this <u>18th</u> day of <u>February</u> , 2005,
Marie Contraction of the Contrac
NOTARY PUBLIC
PROPERTY ADDRESS: "OFFICIAL SEAL"
Unit 3901, 55 E. Erie St., Chicago, IL Richard M. Kates Notary Public, State of Illinois My Commission Exp. 03/03/2006
AFTER RECORDING, PLEASE MAIL TO:
CHICAGO, IL GOOD -3294 TAX BILLS TO; WOLFE WOLFE & RYD LLP RS 20 N. WAZKER DR. #3550
CHICARD IL 60606

UNOFFICIAL COPY

HOMESTEAD WAIVER ADDENDUM TO WARRANTY DEED IN TRUST

The undersigned Jan Flanagan, is signing solely and exclusively to release, waive and subordinate all rights under and by virtue of the homestead exemption laws of the State of Illinois applying to Unit 3901, 55 E. Erie, Chicago, Illinois.

Dated: February 18, 2005

Jan Flanagan signing solely and exclusively to release, waive and subordinate all rights under and by virtue of the homestead laws of the State of Illinois

STATE OF ILLINOIS)

)SS

COUNTY OF COUK

I, the undersigned, a Notary Public in and for said County, in the State afore aid, CERTIFY THAT Jan Flanagan personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared priore me this day in person, and acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes stated therein.

Given under my hand and notorial seal, this 18th day of February,

2005.

Notary Public

PREPARED BY Richard M. Kates
111 W. Washington St.
Suite 1900
Chicago, Illinois 60602





