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QUIT CLAIM DEED

Doc#: 0620655087 Fee: \$32.00 **18623**
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/25/2006 11:39 AM Pg: 1 of 5

THE GRANTOR, JAMES P. WARD and PHILOMENA WARD, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to JAMES P.

WARD and PHILOMENA WARD, as Trustees of the JAMES P. WARD AND PHILOMENA WARD LIVING TRUST DATED FEBRUARY 16, 1995, of 2431 West Pensacola, Chicago, Illinois 60618, and unto all and every successor or successors in trust under said Trust Agreement, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 18 (EXCEPT THE WEST 8 FEET 2 INCHES) AND THE WEST 16 FEET 4 INCHES OF LOT 17 IN BLOCK 2 IN LUTZ PARK ADDITION TO RAVENSWOOD, A SUBDIVISION OF LOTS 1, 2 AND 3 IN THE SUPERIOR COURT PARTITION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-13-404-017-0000

Address(es) of Real Estate: 2431 West Pensacola
Chicago, Illinois 60618

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 are hereby granted to said trustee to improve, manage, protect and subdivide said 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 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

* This CERTIFIED COPY of deed is to be re-recorded to correct the legal description *

2/30/06

This transaction is exempt under Section 2001-286 e of the City of Chicago Transfer Tax Act
Dated: 7/16/95
James P. Ward & Philomena Ward
Trustees
2/16/95
James P. Ward & Philomena Ward
Trustees

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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 in 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 changes 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 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 successor 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

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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 waives and releases 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.

Dated this 16th day of February, 1995.

James P. Ward (Seal)
JAMES P. WARD

Philomena Ward (Seal)
PHILOMENA WARD

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES P. WARD and PHILOMENA WARD, his 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 16th day of February, 1995.

"OFFICIAL SEAL"
PAUL M. LUKES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/14/98

Paul M. Lukes
Notary Public

THIS INSTRUMENT WAS PREPARED BY AND MAIL TO:

PAUL M. LUKES
HOELLEN & LUKES
1940 West Irving Park Road
Chicago, Illinois 60613

SEND SUBSEQUENT TAX BILLS TO:

JAMES P. WARD
2431 West Pensacola
Chicago, Illinois 60618



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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

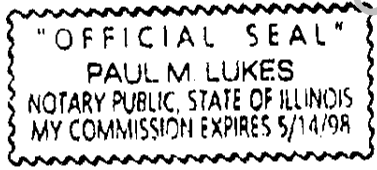
Dated: February 16, 1995

Signature

James P. Wood
Grantor or Agent

SUBSCRIBED and SWORN to before me this 16th day of February, 1995.

Paul M. Lukes
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 and hold title to real estate under the laws of the State of Illinois.

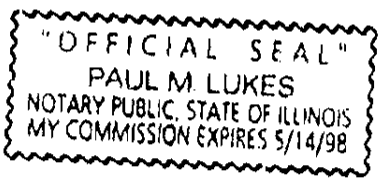
Dated: February 16, 1995

Signature

James P. Wood
Grantee or Agent

SUBSCRIBED and SWORN to before me this 16th day of February, 1995.

Paul M. Lukes
Notary Public



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COOK COUNTY CLERK'S OFFICE
STATE OF ILLINOIS

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