

119

DEED IN TRUST

1368329

THIS INDENTURE WITNESSTH, That the grantor(s) Joseph F. Sullivan, Sr. and Richard E. Osburn, as Trustees of the Joseph F. Sullivan, Sr. and Mary Jane Sullivan Residential Property Trust, dated August 8, 1990, of the County of Cook and State of Illinois for and in consideration of \$160,000, in hand paid, CONVEYS and WARRANTs unto JOSEPH F. SULLIVAN, SR., whose address is 1954 Westchester Boulevard, Westchester, Illinois 60154, as Trustee under the provisions of a trust agreement dated the 8th day of August, 1990, known as The Joseph F. Sullivan, Sr. Trust, as Amended, the following described real estate in the County of Cook and State of Illinois, to wit:



Doc#: 0620947011 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/28/2006 08:15 AM Pg: 1 of 3

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 15 21 324 021 0000

Address(es) of real estate: 1954 WESTCHESTER BOULEVARD, WESTCHESTER, ILLINOIS 60154

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 and 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 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 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 way 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 said 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.

And the said grantors hereby expressly waive and release any and all rights 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 hands and seal this 20th day of July, 2006.

Joseph F. Sullivan Sr.
Joseph F. Sullivan, Sr., as trustee of
The Joseph F. Sullivan Sr. and Mary Jane Sullivan
Residential Property Trust dated August 8, 1990.

Richard E. Osburn
Richard E. Osburn, as trustee of
The Joseph F. Sullivan Sr. and Mary Jane Sullivan
Residential Property Trust dated August 8, 1990.

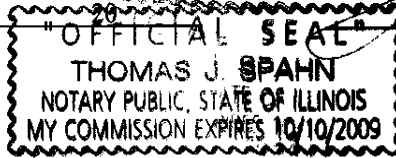
UNOFFICIAL COPY

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 JOSEPH F. SULLIVAN, SR. and RICHARD E. OSBURN 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 instruments 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 20th day of JULY, 2006.

Commission expires _____



Notary Public

This instrument was prepared by Thomas J. Spahn, Atty., 10500 W. Cermak, Westchester, IL 60154

Mail to:

Send subsequent tax bills to:

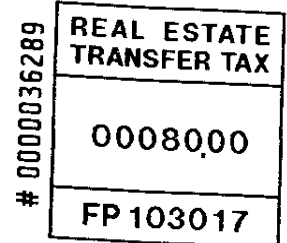
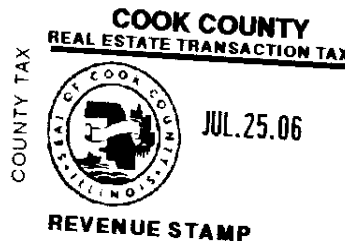
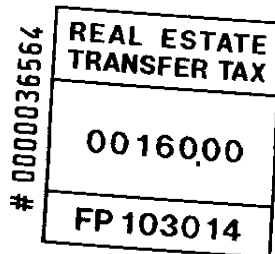
Maurice Albin, Attorney
77 W. Washington, Suite 1018
Chicago, Illinois 60602

Joseph F. Sullivan, Sr.
1954 Westchester Boulevard
Westchester, Illinois 60154

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Westchester

7-20-06

G. Downes



UNOFFICIAL COPY

ORDER NO.: 1301 - 004368329
ESCROW NO.: 1301 - 004368329

STREET ADDRESS: 1954 WESTCHESTER BOULEVARD

CITY: WESTCHESTER **ZIP CODE:** 60154

COUNTY: COOK

TAX NUMBER: 15-21-324-021-0000

Exhibit A'

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

LOT 21 IN BALTIS RE-SUBDIVISION OF LOT "A" IN GEORGE F. NIXON AND COMPANY'S SECOND CIVIC CENTER ADDITION TO WESTCHESTER IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.