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WARRANTY DEED IN TRUST

This instrument was prepared by
and after recording, mail to:

Harmon A. Brown, Esquire
SCHIFF HARDIN LLP
233 South Wacker Drive, Suite 6600
Chicago, Illinois 60606-6473



Doc#: 0634131133 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2006 02:49 PM Pg: 1 of 6

COPY

WARRANTY DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS: That the Grantors, Michael Callaghan and Monica Callaghan who are married to one another, of 4803 Lawn Avenue, Western Springs, Illinois 60558, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT (i) an undivided one-half interest unto Monica E. Callaghan, as trustee of the Monica E. Callaghan 2006 Declaration of Trust, and (ii) an undivided one-half interest unto Michael P. Callaghan, as trustee of the Michael P. Callaghan 2006 Declaration of Trust, of 4803 Lawn Avenue, Western Springs, Illinois 60558 (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under each said trust agreement, all of their interests in the following described real estate in the County of Cook, and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 4803 Lawn Avenue, Western Springs, Illinois 60558.

Property Identification Number: 18-07-211-001-0000

TO HAVE AND TO HOLD, the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

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Full power and authority are hereby granted to each 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 each 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 ways above specified, at any time or times hereafter.


In no case shall any party dealing with either 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 either 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 each 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 amendments 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.

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IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hand and seal
this 8th day of NOVEMBER, 2006.



Michael Callaghan



Monica Callaghan

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

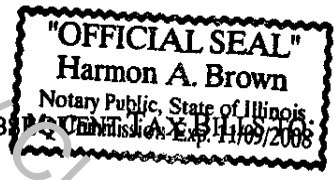
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Callaghan and Monica Callaghan, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of November, 2006.

Commission expires 11/9/08

[Handwritten Signature]

Notary Public



**EXEMPT UNDER 35 ILCS 200/31-45
PARAGRAPH "E", COOK COUNTY
UNDER PARAGRAPH "E"**

SEND SUBS...

[Handwritten Signature]

Grantor/Legal Representative

Michael F. Callaghan, Trustee

4803 Lawn Avenue

Western Springs, Illinois 60558

Dated: 11/8, 2006

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EXHIBIT A

THE NORTH 80 FEET OF LOT 12 IN BLOCK 12, IN FOREST HILLS OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, A SUBDIVISION BY HENRY EINFELDT AND GEORGE L. BRUCKERT OF THE EAST $\frac{1}{2}$ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12, 13, 14, AND 15 IN THE "THE HIGHLANDS", BEING A SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING EAST OF A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$ OF SAID SECTION 7.

P.I.N. 18-07-211-001-0000

COMMONLY KNOWN AS: 4803 LAWN AVENUE, WESTERN SPRINGS, ILLINOIS 60558

CH2\ 1538038.1

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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: November 8, 2006

Signature: Margaret A. Nagela

SUBSCRIBED AND SWORN TO
BEFORE ME BY THE SAID
MARGARET A. NAGELA THIS
8TH DAY OF NOVEMBER, 2006.

My commission expires:

Lana Teninga
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.

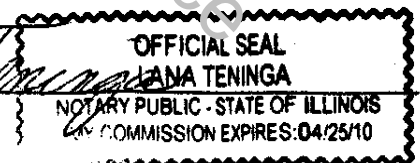
Dated: November 8, 2006

Signature: Margaret A. Nagela

SUBSCRIBED AND SWORN TO
BEFORE ME BY THE SAID
MARGARET A. NAGELA THIS
8TH DAY OF NOVEMBER, 2006.

My commission expires:

Lana Teninga
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.