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Doc#: 0726918003 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/26/2007 09:59 AM Pg: 1 of 5

WARRANTY DEED IN TRUST

MAIL TO:

Timothy J. Creedon III
501 State Street
Ottawa, IL 61350

NAME & ADDRESS OF TAXPAYER:

Timothy J. Creedon III, as
Trustee
TJC Land Trust #53
501 State Street
Ottawa, IL 61350

RECORDER'S STAMP

THIS INDENTURE WITNESSETH, that the Grantors, **Cecile M. Lauer** of Cook County, Illinois and **Shirley L. Neff** of LaSalle County, Illinois for and in consideration of TEN AND NO/100 (\$10.00) dollars AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID, CONVEY AND WARRANT unto **Timothy J. Creedon III, as Trustee, his successors and/or assigns, under the provisions of a Trust Agreement dated September 14, 2007, and known as the TJC Land Trust #53** of the City of Ottawa, County of LaSalle, State of Illinois, the following described Real Estate situated in the County of LaSalle, State of Illinois, to wit:

SEE ATTACHED

Property Address: 3950W Bryn Mawr Ave., Chicago, Illinois 60659

Permanent Index No: 13-02-300-009-1004

Grantors Certifies this is Homestead Property.

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TO HAVE AND TO HOLD 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 re-subdivide 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 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 present or in further and upon any 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 part 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 obligated to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obligated 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 binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and delivery 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 and such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantors hereby waive and release 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.

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In Witness Thereof, the grantors have hereunto set their hands and seals this 14 day of September, 2007.

Ceciler M. Lauer
Ceciler M. Lauer

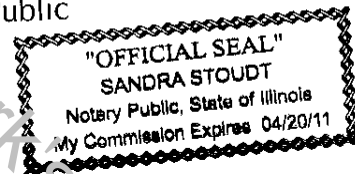
Shirley L. Neff
Shirley L. Neff

STATE OF ILLINOIS)
) SS
COUNTY OF LASALLE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Cecile M. Lauer and Shirley L. Neff 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 notarial seal this 14 day of September, 2007.

Sandra Stoudt
Notary Public



Exempt under the provisions of Paragraph E.

Timothy J. Creedon III 9-14-07
Signature Date

This Document prepared by:
Timothy J. Creedon III
501 State Street
Ottawa, IL 61350
815-433-4774

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Legal Description:

PARCEL 1:
UNIT 204 IN CONSERVANCY AT NORTH PARK CONDOMINIUM IV AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13 SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 131.91 FEET; THENCE SOUTH 70.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 204 FEET, THENCE EAST 89.0 FEET, THENCE NORTH 78.0 FEET, THENCE EAST 10 FEET, THENCE NORTH 48 FEET, THENCE WEST 10 FEET, THENCE NORTH 78.0 FEET, THENCE WEST 89 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 84171295 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 204 AND STORAGE SPACE 204, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95171295.

PARCEL 3:
EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, AS DOCUMENT 94923280.

CLERK OF COOK COUNTY Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

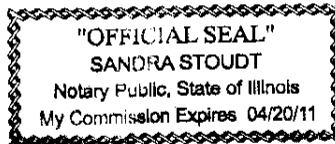
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 SEPTEMBER 14, 2007

Signature: *Shirley L. Hoff*
Cecile M. Lauer
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 14, day of September, 2007
Notary Public Sandra Stoudt



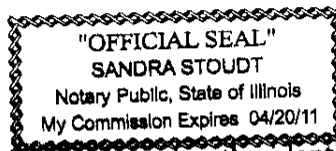
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date SEPTEMBER 14, 2007

Signature: *Tilly C. Gordon II*
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 14, day of September, 2007
Notary Public Sandra Stoudt



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.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)