

UNOFFICIAL COPY

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1998-12-14 12:24:30

Cook County Recorder 27.00

DEED IN TRUST



08134664

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CAROL A. McKEONE, widow and surviving Joint Tenant of William C. McKeone who died January 2, 1996

("Grantor"), whose mailing address is 10429 S. Kostner, Oak Lawn, Illinois 60453, hereby transfers, conveys and warrants her undivided interest to Carol McKeone, as Trustee of an unrecorded trust known as The Carol McKeone Revocable Trust u/a/d August 5, 1998, as amended ("Grantee"), whose mailing address is 10429 S. Kostner, Oak Lawn, Illinois 60453, Grantor's entire interest in real estate described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any manner appertaining or belonging to said real estate ("the property").

TO HAVE AND TO HOLD the property 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 the Trustee to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustee to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustee, to mortgage, pledge or otherwise encumber such property, or any part thereof, to partition or to exchange said 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 property or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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 the Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the 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 the 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 Deed in Trust and by the Trust Agreement was in full force and effects (b) that such conveyance or other

WILSON & McILVAINE

Box 326 *mwb*

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instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Trust Agreement and binding upon all beneficiaries thereunder; (c) that the 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 fully vested with all title, estate, rights, powers, authorities, duties and obligations of the original Trustee.

Each then acting individual Trustee may from time to time (1) designate a successor or series of successors to fill a vacancy in the office of such Trustee and (2) revoke, in whole or part, a designation previously made by such Trustee. The oldest unrevoked designation, whether made by a current or prior trustee, shall have priority.

IN WITNESS WHEREOF, the Grantor has executed and delivered (and Grantee has received and accepted) this Deed in Trust on Sept 10th, 1998.

Grantor: Carol A. McKeone
CAROL A. McKEONE

witness

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, JAMIE J. BROWN, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Carol A. McKeone, personally known to me to be the same persons whose name is subscribed to the foregoing instrument appeared before me this day in person and being duly sworn by me on oath acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10th day of September, 1998.

Jamie J. Brown
Notary Public

SEAL

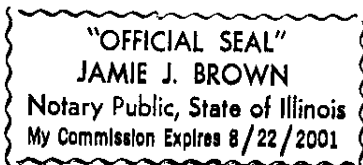


EXHIBIT A

LOT TWENTY-THREE (23) IN WILLIAM CERNUK'S RESUBDIVISION OF LOT 17 (EXCEPT THE EAST 165 FEET) IN LONGWOOD ACRES, A SUBDIVISION OF THE NORTHWEST 1/4, THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This transaction is EXEMPT from transfer tax under the provisions of paragraph (e), Section 4 of the Real Estate Transfer Tax Act.

Marcia Davis

Agent for Grantor/Grantee

PIN 24-15-216-003-0000

This Deed was prepared by
and after recording mail to:

WILSON & McILVAINE
Attn: Thomas E. Chomicz, Esq.
500 W. Madison Street, 37th Floor
Chicago, IL 60661-2511
(312) 715-5000

Address of Property:

10429 South Kostner
Oak Lawn, Illinois

Send subsequent tax bills to:

Carol A. McKeone, Trustee
10429 S. Kostner
Oak Lawn, Illinois 60453

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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 12/11, 1998 Signature Marco Davis
Grantor or Agent

Subscribed and sworn to before me by the said agent this 11 day of Dec, 1998

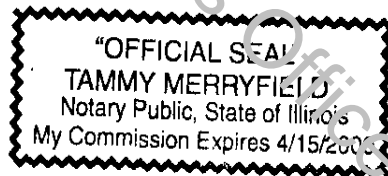


Notary Public Sammy Merryfield

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 12/11, 1998 Signature: Marco Davis
Grantee or Agent

Subscribed and sworn to before me by the said agent this 11 day of Dec, 1998



Notary Public Sammy Merryfield

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)