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1999-11-29 09:55:14
Cook County Recorder 25.50

DEED IN TRUST
(ILLINOIS)

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THE GRANTOR S, Francis J. Nelligan and Denise A. Nelligan, 3558 W. 105th Street, Chicago
of the County of Cook and State of Illinois for and in consideration of ten

Above Space for Recorder's use only

----- DOLLARS, and other good and valuable considerations in hand paid, Convey ----- and
(WARRANT X ~~QUIT CLAIM~~ XXXXXXXXXXXX)* unto

Francis J. Nelligan, 3558 W. 105th Street, Chicago, Illinois

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 3rd day of May, 19 99,

the FRANCIS JOSEPH NELLIGAN TRUST
and known as XXXXXXXXXXXX (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto
all and every successor or successors in trust under said trust agreement, the following described real estate in the County

of Cook and State of Illinois, to wit:

LOTS 26 AND 27 IN BLOCK 3 IN MCPHERSON'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 10 CHAINS SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 RUNNING THENCE SOUTH 15 CHAINS, THENCE EAST 12 CHAINS, THENCE NORTH 16 2/3 CHAINS, THENCE WEST 2 CHAINS, THENCE SOUTH 1 2/3 CHAINS, THENCE WEST 10 CHAINS TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 24-14-200-131

Address(es) of real estate: 3558 W. 105th Street, Chicago, Illinois

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, street, 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 ways above specified, at any time or times hereafter.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 5 and Cook County Ord. 93-0-27 par. 5

Date 11/29/99 Sign. [Signature]

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, hers, 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.

And the said grantor S hereby expressly 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.

In Witness Whereof, the grantor S aforesaid have hereunto set their hands S and seal S

this 25th day of August, 19 99

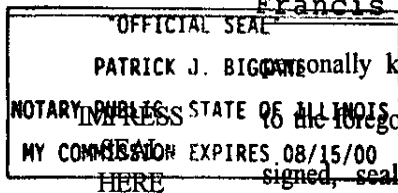
Francis J. Nelligan (SEAL)
Francis J. Nelligan

Denise A. Nelligan (SEAL)
Denise A. Nelligan

State of Illinois, County of Cook s.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Francis J. Nelligan and Denise A. Nelligan, his wife



PATRICK J. BIGGANE personally known to me to be the same person S whose name S are _____ subscribed

to the foregoing instrument, appeared before me this day in person, and acknowledged that th ey

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 25th day of August, 19 99

Commission expires 8/15/2000 [Signature]

NOTARY PUBLIC

This instrument was prepared by Patrick J. Biggane, 9924 Walden, Chicago, IL 60643
(Name and Address)



*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

Patrick J. Biggane
(Name)

Francis J. Nelligan
(Name)

MAIL TO: 9924 Walden Parkway
(Address)

3558 W. 105th Street
(Address)

Chicago, IL 60643
(City, State and Zip)

Chicago, IL 60655
(City, State and Zip)

RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

09114084

EXEMPT AND ABI TRANSFER DECLARATION STATEMENT
REQUIRED UNDER PUBLIC ACT 87-543
COOK COUNTY ONLY

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.

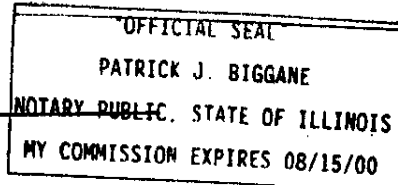
Dated 8/25/, 1999

Signature: Denise A. Nelligan

Grantor or Agent

Subscribed and sworn to before
me by the said Denise A. Nelligan
this 25th day of August,
1999.

Notary Public [Signature]



The grantee of 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.

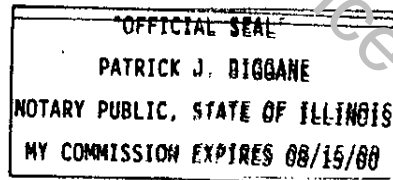
Dated 8/25/, 1999

Signature: Francis J. Nelligan

Grantee or Agent

Subscribed and sworn to before
me by the said Francis J. Nelligan
this 25th day of August,
1999.

Notary Public [Signature]



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.)