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DEED IN TRUST - WARRANTY



Doc#: 1122955028 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/17/2011 02:49 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH that the Grantors, JAMES F. GRIFFIN and MARGARET T. GRIFFIN, husband and wife, for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, convey and warrant unto JAMES F. GRIFFIN AND MARGARET T. GRIFFIN, Trustees under THE JAMES F. GRIFFIN AND MARGARET T. GRIFFIN REVOCABLE DECLARATION OF TRUST DATED FEBRUARY 12th, 2011, the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1: LOT TWENTY SIX (26) In Callero & Catino's St. Emily's Resubdivision being in the West Half (1/2) of West Half (1/2) of the Southeast Quarter (1/4) of Section 35, Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on October 29, 1970, as Document Number 2528274.

Parcel 2: That part of the West 50 feet of the East 366 feet of Lots 10 & 11 in C.A. Goelz' Prospect Gardens, a subdivision of the West 1/2 of the West 1/2 of the Southeast 1/4 together with the East 2/3 of the North 3/4 of the Northeast 1/4 of Section 35, Township 42 North, Range 11 East of the Third Principal Meridian, which lies West of and adjoining Lot 26 in Callero & Catino's St. Emily's Resubdivision in the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 35, Township 42 North, Range 11 East of the Third Principal Meridian, and which lies South of the North line of said Lot 26 extended West and which lies North of the South line of said Lot 26 extended West, all in Cook County, Illinois.

Commonly known as 312 N. Marcella Road, Mt. Prospect, Illinois
PIN: 03-35-419-006-0000 7 03-35-401-079-0000

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.

In no case shall any party dealing with said Trustees 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 Trustees, 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 Trustees, 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 Trustees 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

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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 Trustees were 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.

And the said Grantors 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 Grantors have hereunto set their hands and seals this 9th day of March, 2011.

James F. Griffin (SEAL)

JAMES F. GRIFFIN

Margaret T. Griffin (SEAL)

MARGARET T. GRIFFIN

THIS TRANSACTION IS FOR LESS THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

3-9-11

Date

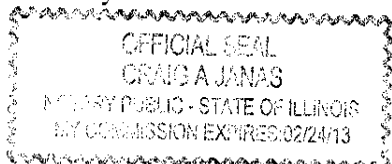
[Signature]

Buyer, Seller or Representative

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 JAMES F. GRIFFIN and MARGARET T. GRIFFIN, 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, 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 9th day of March, 2011.



Craig A. Janas

Notary Public

THIS INSTRUMENT PREPARED BY:
Attorney Craig A. Janas
20 Wood Oaks Drive
South Barrington, Illinois 60010

GRANTEES' ADDRESS/ MAIL TAX BILLS/RETURN TO:
JAMES F. and MARGARET T. GRIFFIN, Trustees
312 N. Marcella Road
Mt. Prospect, Illinois 60056

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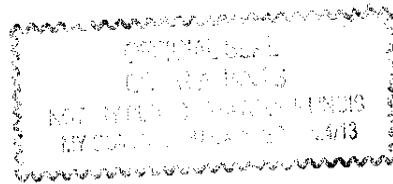
STATEMENT BY GRANTOR AND GRANTEE

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 3-9, 2011

Signature: [Handwritten Signature]
Agent

Subscribed and sworn to before me by the
said R. JANAS this
9 day of MAR, 2011.



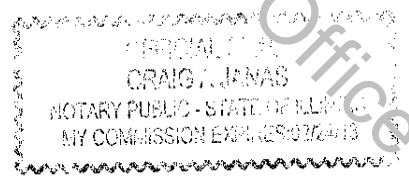
Notary Public [Handwritten Signature]

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 3-9, 2011

Signature: [Handwritten Signature]
Agent

Subscribed and sworn to before me by the
said R. JANAS this
7 day of MAR, 2011.



Notary Public [Handwritten 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)