

# UNOFFICIAL COPY

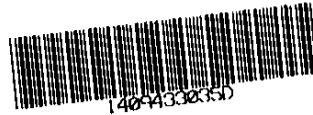
## WARRANTY DEED

### MAIL TO:

~~Bonnie Martinez Kenting~~  
~~6230 N. Leona~~  
~~Chicago, IL 60646~~

### TAXPAYER ADDRESS:

William & Christy Szkwarek  
6329 N. Hiawatha  
Chicago, IL 60646



Doc#: 1409433035 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/04/2014 02:39 PM Pg: 1 of 3

(The space above for Recorder's use only)

THE GRANTORS, NOREEN P. BRENNAN, *a single person*, and KEVIN F. BRENNAN & ELAINE F. BRENNAN, *Husband and Wife*, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to WILLIAM R. SZKWAREK, TRUSTEE, AND SUCCESSORS IN INTEREST, OF THE WILLIAM R. SZKWAREK TRUST, U/T/A 3/31/10, AS TO AN UNDIVIDED 1/2 INTEREST and CHRISTY E. SZKWAREK, TRUSTEE, AND SUCCESSORS IN INTEREST, OF THE CHRISTY E. SZKWAREK TRUST, U/T/A 3/31/10, AS TO AN UNDIVIDED 1/2 INTEREST, all interest in and to the following described Real Estate situated in COOK County, Illinois, legally described as:

LOT 47 IN WILLIAM H. BRITCAN'S LAWRENCE AVENUE RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2013 (Second Installment) and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 13-10-315-004-0000.

Address of Real Estate: 4933 N. Kentucky, Chicago, IL 60630.

PNTN  
70 W MADISON STE 1600  
CHICAGO IL 60602

Y  
3  
N  
V  
NT

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 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; 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

# UNOFFICIAL COPY

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 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 consideration 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 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 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 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 earning 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 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 and sale on execution or otherwise.

**UNOFFICIAL COPY**Dated this 14<sup>th</sup> day of March, 2014.

Noreen P. Brennan  
 NOREEN P. BRENNAN

Kevin F. Brennan  
 KEVIN F. BRENNAN

Elaine F. Brennan  
 ELAINE F. BRENNAN

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 NOREEN P. BRENNAN, KEVIN F. BRENNAN and ELAINE F. BRENNAN personally known to me to be the same persons whose names are subscribed in 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 14<sup>th</sup> day of March, 2014



Mishele Gonsch  
 NOTARY PUBLIC

Prepared by: Brennan Law Offices, Ltd., 155 N. Michigan, Suite 700, Chicago, IL 60601

**REAL ESTATE TRANSFER** 03/17/2014

	<b>COOK</b>	\$191.00
	<b>ILLINOIS:</b>	\$382.00
	<b>TOTAL:</b>	\$573.00

13-10-315-004-0000 | 20140301602490 | BXMOKF

**REAL ESTATE TRANSFER** 03/17/2014

	<b>CHICAGO:</b>	\$2,865.00
	<b>CTA:</b>	\$1,146.00
	<b>TOTAL:</b>	\$4,011.00

13-10-315-004-0000 | 20140301602490 | DG1S2G