

# UNOFFICIAL COPY



\*2035822051D\*

## WARRANTY DEED IN TRUST

Doc# 2035822051 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/23/2020 02:43 PM PG: 1 OF 7

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) JAMES BYRNE, PATRICK BYRNE, MICHAEL BYRNE AND KATHY BYRNE

(THIS IS NOT HOMESTEAD PROPERTY)

of the County of COOK and State of ILLINOIS for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60706, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated 11-26-2019 and known as Trust Number 16077, the following described real estate in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

### EXEMPT UNDER PROVISIONS

OF PARAGRAPH 2

SECTION 4

11-18-2020

Date Buyer/Seller or Rep



Exempt from review under Franklin Park Ordinance 17-04-20 pursuant to Paragraph A of Section 7-10B-4 of the Franklin Park Village Code. *PC*

**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 and 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 futuro, and upon any terms and for any period or periods of time, not exceeding 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 premise 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 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

Heart Form No. 10779F

### REAL ESTATE TRANSFER TAX

23-Dec-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

12-28-303-008-0000

| 20201201692720 | 0-496-717-792

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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 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 \_\_\_\_\_ 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 \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set  
 hand \_\_\_\_\_ and seal \_\_\_\_\_ this 23 day of Nov 2020

<u>MKB</u> _____ Signature	_____ _____ Signature
MICHAEL BYRNE _____ Name	_____ _____ Name

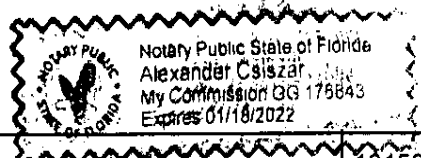
THIS INSTRUMENT WAS PREPARED BY:

A. MAGGIO, 7819 W. LAWRENCE, NORRIDGE, ILL. 60705

STATE OF ~~ILLINOIS~~ / COUNTY OF ~~COOK~~ Sarasota  
Florida

I, the undersigned, a Notary Public in and for said County, in the state aforesaid do hereby certify that MICHAEL BYRNE, IS personally known to me to be the same person \_\_\_\_\_ whose name IS \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE signed, sealed and delivered the said instrument as A free and voluntary act, for the uses for the uses and purposes therein set forth, including the release and waiver of the right of homestead. waiver of the right of homestead.

Given under my hand and notarial seal this 23 day of November 2020

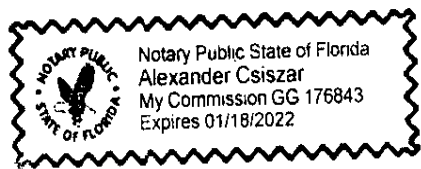


[Signature]  
\_\_\_\_\_  
Notary Public

**PARKWAY BANK AND TRUST COMPANY**  
**4800 NORTH HARLEM AVENUE**  
**HARWOOD HEIGHTS, ILLINOIS 60706**

10150 NEVADA AVE., FRANKLIN PARK, ILLINOIS 60131

For information only insert street address  
 of above described property



# UNOFFICIAL COPY

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 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 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 \_\_\_\_\_ aforesaid has hereunto set  
 hand \_\_\_\_\_ and seal \_\_\_\_\_ this 18<sup>th</sup> day of November 2020  
 \_\_\_\_\_  
 Signature Signature  
 JAMES BYRNE \_\_\_\_\_  
 Name Name

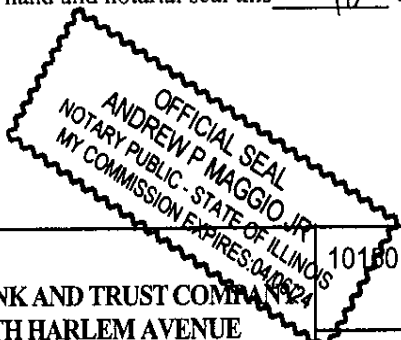
THIS INSTRUMENT WAS PREPARED BY:

A. MAGGIO, 7819 W. LAWRENCE, NORRIDGE, ILL. 60706

STATE OF ILLINOIS / COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JAMES BYRNE, IS personally known to me to be the same person whose name IS subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE signed, sealed and delivered the said instrument as A free and voluntary act, for the uses for the uses and purposes therein set forth, including the release and waiver of the right of homestead. waiver of the right of homestead.

Given under my hand and notarial seal this 18 day of November 2020



\_\_\_\_\_  
 Notary Public

PARKWAY BANK AND TRUST COMPANY  
 4800 NORTH HARLEM AVENUE  
 HARWOOD HEIGHTS, ILLINOIS 60706

10160 NEVADA AVE., FRANKLIN PARK, ILLINOIS 60131

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And the said grantor 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 aforesaid has hereunto set hand and seal this 18th day of November 2020

Kathy Byrne Signature  
KATHY BYRNE Name  
Signature  
Name

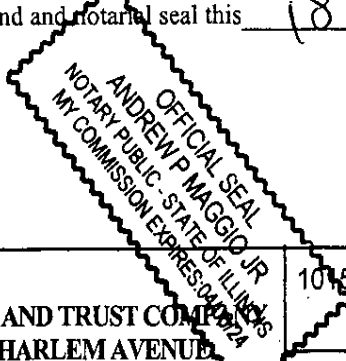
THIS INSTRUMENT WAS PREPARED BY:

A. MAGGIO, 7819 W. LAWRENCE, NORRIDGE, ILL. 60706

### STATE OF ILLINOIS / COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid do hereby certify that KATHY BYRNE, IS personally known to me to be the same person whose name IS subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that SHE signed, sealed and delivered the said instrument as A free and voluntary act, for the uses for the uses and purposes therein set forth, including the release and waiver of the right of homestead. waiver of the right of homestead.

Given under my hand and notarial seal this 18 day of Nov. 2020



[Signature]  
Notary Public

10750 NEVADA AVE., FRANKLIN PARK, ILLINOIS 60131

PARKWAY BANK AND TRUST COMPANY  
4800 NORTH HARLEM AVENUE  
HARWOOD HEIGHTS, ILLINOIS 60706

For information only insert street address of above described property


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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.

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In Witness Whereof, the grantor \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set  
hand and seal \_\_\_\_\_ this 18 day of November 2020

 _____ Signature PATRICK BYRNE _____ Name	_____ Signature _____ Name
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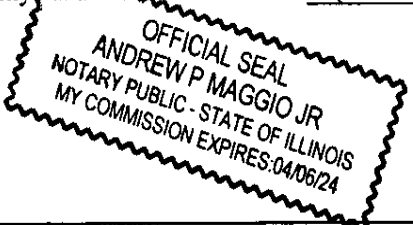
THIS INSTRUMENT WAS PREPARED BY:

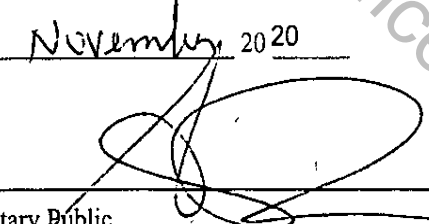
A. MAGGIO, 7819 W. LAWRENCE, NORRIDGE, ILL. 60705

### STATE OF ILLINOIS / COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid do hereby certify that PATRICK BYRNE, IS personally known to me to be the same person whose name IS subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE signed, sealed and delivered the said instrument as A free and voluntary act, for the uses for the uses and purposes therein set forth, including the release and waiver of the right of homestead. waiver of the right of homestead.

Given under my hand and notarial seal this 18 day of November 2020



  
\_\_\_\_\_  
Notary Public

**PARKWAY BANK AND TRUST COMPANY**  
4800 NORTH HARLEM AVENUE  
HARWOOD HEIGHTS, ILLINOIS 60706

10150 NEVADA AVE., FRANKLIN PARK, ILLINOIS 60131

For information only insert street address  
of above described property

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## LEGAL DESCRIPTION

LOT TEN IN BLOCK 3 IN UNIT NO. 2 WESTBROOK PARK ESTATES BEING A  
SUBDIVISION OF PART OF THE EAST 1526 FEET OF THE SOUTH ½ OF  
THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 12-28-303-008-0000

ADDRESS: 10150 NEVADA AVENUE, FRANKLIN PARK, ILLINOIS 60131

PREPARED BY:  
Andrew P. Maggio, Jr.  
Maggio & Tartaglia  
7819 W. Lawrence  
Norridge, IL 60706  
708-453-7700  
708-453-7702

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 11 18, 2020

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

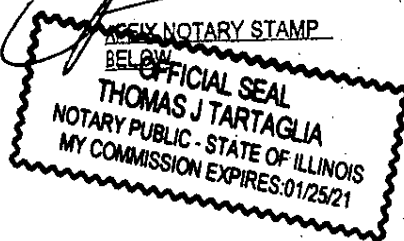
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): B. J. [Signature]

On this date of: Nov 18, 2020

NOTARY SIGNATURE: \_\_\_\_\_



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 11 30, 2020

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

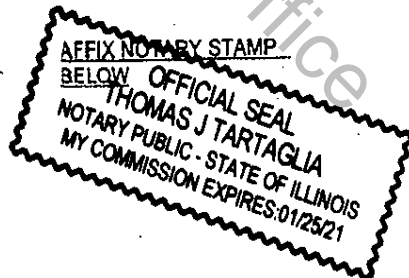
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Pankron Bank Trust

On this date of: Nov 18, 2020

NOTARY SIGNATURE: \_\_\_\_\_



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31))