

This Warranty Deed Made the 30 day of March A. D. 1987 by
MARSHALL R. CROHAN AND ELIZABETH J. CROHAN, HIS WIFE

hereinafter called the grantor, to MARSHALL ROEDER CROHAN AND ELIZABETH JANE CROHAN,
TRUSTEES UNDER TRUST AGREEMENT DATED MARCH 20, 1987

whose postoffice address is #1 Key Capri, Apt. 513W, Treasure Island, FL 33706
hereinafter called the grantee;

Whereas said terms, conditions and covenants include all the parties to this instrument and
the heirs, legal representatives and assigns of the grantor and the successors and assigns of the grantee;

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00----- and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in COOK
County, ~~XXXXXXX~~ ILLINOIS, viz:

Unit No. 403 ^{more or less} as delineated on survey of the following described tract of
real estate (hereinafter referred to as "Parcel"): Lots 14, 15, 16, 17, 30, 31,
32 and 33 in Frank Delugach's Austin Gardens Subdivision of the North West 1/4 of
the North East 1/4 of Section 17, Township 37 North, Range 13, East of the Third
Principal Meridian, together with that part of the West 1/2 of Menard Avenue
lying East of and adjoining aforesaid lots 14 to 17 which was vacated by ordinance
recorded June 3, 1970 as document 21179042, in Cook County, Illinois, which survey
is attached as Exhibit "A" to Declaration of Condominium made by Beverly Bank,
a corporation of Illinois, as Trustee under Trust Agreement dated October 19, 1971
and known as Trust Number 8-2764, recorded as Document 22275878, together with an
undivided .009 percentage interest in said Parcel (except from said Parcel all
the property and space comprising all the units thereof as defined and set forth
in said Declaration and survey) all in Cook County, Illinois.

(THIS IS A DEED OF CONVENIENCE ONLY TO PLACE THE SUBJECT PROPERTY INTO THE
GRANTORS' TRUST, THE CONSIDERATION FOR WHICH IS LESS THAN \$100.00.)

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1986.

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. E of Section 95104 Par. E

Date 7-17-87 Sign. Marshall R. Crohan
as agent for Grantors

P.I.N. # 24 17 213 014 1258 WM

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

[Handwritten signatures of witnesses]

Marshall R. Crohan L.S.
MARSHALL R. CROHAN
Elizabeth J. Crohan L.S.
ELIZABETH J. CROHAN

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared

MARSHALL R. CROHAN AND ELIZABETH J. CROHAN

to me known to be the persons described in and who executed the
foregoing instrument and they acknowledged before me that they
executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 30 day of

March A. D. 1987.

Notary Public My Commission Expires:

This Instrument prepared by:
This instrument was prepared by
Address: R. BRUCE AKERSON, Attorney at Law
1135 PASADENA AVE. SO. SUITE 140
ST. PETERSBURG, FLORIDA 33707

NOTARY PUBLIC STATE OF FLORIDA
My Commission Exp. June 7, 1988
DENISE W. GIBSON, Not. Pub.

RETURN TO:
R. BRUCE AKERSON
ATTORNEY AT LAW
1135 PASADENA AVE. SO. SUITE 140
ST. PETERSBURG, FLORIDA 33707

87406369

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

DEPT-91 RECORDING 112.0
T#0222 TRAM 2598 07/23/87 12.00.00
#3387 # 15 *--87--406369
COOK COUNTY RECORDER

12.00

Warrantly Debt

RANCC FORM 01

To

(CA)