

WARRANT DEED  
State of ILLINOIS  
(Individual to Individual)

UNOFFICIAL COPY 87001682

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, WILLIAM J. BRESNAHAN  
AND MARILYN BRESNAHAN, his wife

of the City of Phoenix County of Maricopa  
State of Arizona for and in consideration of

Ten (\$10.00) DOLLARS,  
and other good and valuable consideration, in hand paid,  
CONVEY and WARRANT to MARILYN I. DOYLE,  
as Trustee, for  
The DAVID J. BRESNAHAN Family Trust,  
342 Clayton, Hillside, Illinois  
(trust terms on reverse side)  
(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the  
State of Illinois, to wit:

An undivided one-half (1/2) interest in Lot 2 in Block 7 in  
Hillside Manor Unit Number 2 A Subdivision of the North Half  
of the Northwest Quarter of Section 17, Township 39 North,  
Range 12 East of the Third Principal Meridian, in Cook County,  
Illinois.

Commonly known as 342 Clayton, Hillside, Illinois.

Subject to: building lines, utility easements, conditions,  
covenants and restrictions included but not limited to  
restrictions contained in document on May 21, 1964 and recorded  
as document Number 13799579.

Subject to: Mortgage dated October 22, 1971; recorded October 22,  
1971 as document 21681432 made by William J. Bresnahan and Marilyn  
Bresnahan, his wife, to Brookfield Federal Savings & Loan Assoc.,  
a corporation of the United States, to secure a note for \$16,000.00  
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of  
Illinois.

Permanent Real Estate Index Number(s): 15-17-104-013  
Address(es) of Real Estate: 342 Clayton, Hillside, Illinois

DATED this 2nd day of January 1987

PLEASE PRINTOR TYPE NAME(S) BELOW SIGNATURE(S)  
WILLIAM J. BRESNAHAN (SEAL) MARILYN BRESNAHAN, his wife (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that  
WILLIAM J. BRESNAHAN and MARILYN BRESNAHAN, his wife

IMPRESS SEAL HERE 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 acknowl-  
edged that t hey 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 2nd day of January 1987  
Commission expires May 27, 1987

This instrument was prepared by Thomas F. O'Connor, 77 W. Washington St., Chgo, IL 60602  
(NAME AND ADDRESS)

MAIL TO: Thomas F. O'Connor (Name)  
77 W. Washington St. (Address)  
Chicago, Illinois 60602 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Marilyn I. Doyle (Name)  
749 Chatham (Address)  
Elmhurst, Illinois 60126 (City, State and Zip)

87001682  
DEPT-01 RECORDING \$11.25  
TR#3333 TRAN 0201 01/02/87 13:15:00  
#0405 #A \*87-001682  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4  
Per. Cook County Ord. 85104 Par.  
Date 1/2/87  
OFFICERS OR REVENUE STAMPS HERE  
THOMAS F. O'CONNOR

87001682

# UNOFFICIAL COPY

## Warranty Deed INDIVIDUAL TO INDIVIDUAL

WILLIAM J. BRESNAHAN AND

MARILYN BRESNAHAN his wife

TO

MARILYN I. DOYLE, Trustee

DAVID BRESNAHAN FAMILY TRUST

GEORGE E. COLE®  
LEGAL FORMS

88910018

Property

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, 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 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 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.

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 the 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 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 or such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

WJ B  
M B

88910018

88910018