

**UNOFFICIAL COPY**  
**WARRANTY DEED**

THE GRANTORS, James Vail, Jr., and Mary Ann Vail, his wife, of the City of Lake Forest, County of Lake, and State of Illinois, for and in consideration of Ten and no/100 Dollars, in hand paid, convey and warrant to

James L. Vail, Trustee under the James L. Vail Declaration of Trust dated April 29, 1992, as to a one-half undivided interest; and Mary Ann Vail, Trustee under the Mary Ann Vail Declaration of Trust dated April 29, 1992, as to a one-half undivided interest; of 1340 Abington Cambs, Lake Forest, Illinois 60045;

not in joint tenancy, but as TENANTS IN COMMON, the following described Real Estate situated in Lake County in the State of Illinois, to wit:

PARCEL 1: Lot 4 (except the East 16 feet thereof taken for alley), all of Lot 5 and the East 9 feet of Lot 6, together with that part of the East and West vacated alley South of and adjoining said lots which lies West of the Southerly extension of the West line of the East 16 feet of said Lot 4 and East of the Southerly extension of the West line of East 9 feet of said Lot 6, all in Block 2 in Dunning's Subdivision of the North East quarter of the North East quarter of Section 19, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

PARCEL 2: Easement for the benefit of Parcel 1 as created by Agreement made by and between James Vail, Jr., and Mary Ann Vail and Harris Bank Hinsdale, as Trustee under Trust Agreement dated September 15, 1986 and known as Trust Number L-1365 dated September 30, 1986 and recorded October 8, 1986 as Document 86465230, for ingress and egress of motor vehicles and pedestrians over the East 59 feet of the North 16 feet of the following described tract of land, to-wit: Lots 10, 13, 14 and 15 in Block 2 in Andrew Dunning's Subdivision of the North East quarter of the North East quarter of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to: General taxes not yet due; covenants, conditions and restrictions of record.


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


Permanent Index No.: 13-19-202-021

Address of Property: 6525 W. Irving Park Rd., Chicago, IL 60634-2485

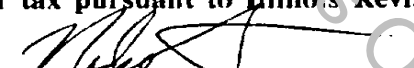
DATED this 29th day of April, 1992.

COOK COUNTY RECORDING  
10000 YEAR 1992 MAY 1992 11:00 AM  
\$0.00 = 13-19-202-021  
COOK COUNTY RECORDER

  
James L. Vail (SEAL)

  
Mary Ann Vail (SEAL)

This transaction is exempt from transfer tax pursuant to Illinois Revised Statutes Chapter 120 Sec. 1004(e).

  
Agent for Grantor

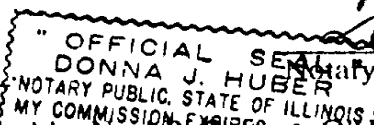
92449733

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 James L. Vail and Mary Ann Vail, his 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 29<sup>th</sup> day of April, 1992.

My Commission expires

August 5, 1995

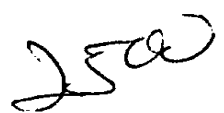
  
DONNA J. HUBER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/5/95  
" OFFICIAL SEAL Notary Public

This instrument was prepared by Neal P. Geitner, Esq., of Falloran, Kosoff, Helander, Geitner & Cook, P.C., 650 Dundee Road, Suite 475, Northbrook, Illinois 60062.

Mail To:  
Neal P. Geitner, Esq.  
650 Dundee Road, Suite 475  
Northbrook, Illinois 60062

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Send subsequent tax bills to:  
Mr. and Mrs. James L. Vail  
1340 Abington Cambs  
Lake Forest, Illinois 60045



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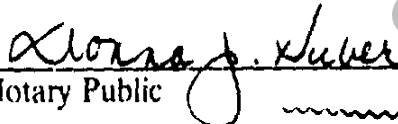
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

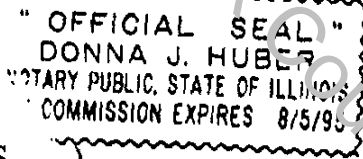
I, the undersigned, Neal P. Geitner, being the attorney and agent for the grantor in the attached Warranty Deed, state that to the best of my knowledge and belief, the name of the grantee shown on the attached deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois 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: April 29, 1992

Subscribed and sworn to before me  
this 29th day of April, 1992.

  
\_\_\_\_\_  
Neal P. Geitner

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



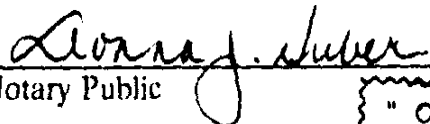
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

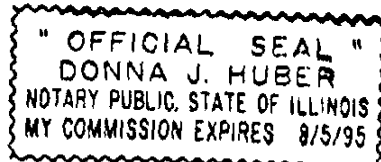
I, the undersigned, Neal P. Geitner, being the attorney and agent for the grantees in the attached Warranty Deed, state that to the best of my knowledge and belief, the name of the grantee shown on the attached deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois 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: April 29, 1992

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Neal P. Geitner

  
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Notary Public



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