



**UNOFFICIAL COPY** 92722920  
**Southwest Financial Bank and Trust Company**

**WARRANTY DEED IN TRUST**

This Indenture Witnesseth, That the Grantor s Denis J. Phelan and Judith A. Phelan,  
 Husband and Wife

of the County of Cook and the State of Illinois for and in consideration of  
Ten and 00/100 (\$10.00) Dollars,  
 and other good and valuable consideration in hand paid, Convey \_\_\_\_\_ and Warrant \_\_\_\_\_ unto Southwest Financial Bank and Trust  
 Company, an Illinois banking corporation its successor or successors as Trustee under the provisions of a trust agreement dated the  
28th day of August 1992 known as Trust Number 1-0720, the following described  
 real estate in the County of Cook and State of Illinois, to-wit:

Lot 7 in Block 4 in Briggs and Wiégel's addition to Crawford Gardens Fourth  
 Addition, a subdivision of the West 1/2 of the Southeast 1/4 of the Southwest  
 1/4 of the Northwest 1/4 of Section 11, Township 37 North, Range 13, East of the  
 Third Principal Meridian, in Cook County, Illinois. DEPT OF RECORDING 325.00  
 790010 TRAN 3204 09/29/92 04:27:00  
 #3282 ÷ 92-722920  
 COOK COUNTY RECORDER

"Exempt under provision of Paragraph E, Section 4,  
 Real Estate Transfer Tax Act."  
9-11-92  
 Date Judith A. Phelan  
 Buyer/Seller Representative

92722920

**VILLAGE OF EVERGREEN PARK  
 EXEMPT  
 REAL ESTATE TRANSFER TAX**

Property Address: 9832 S. AVERN, EVERGREEN PARK, IL. 60642  
 Permanent Real Estate Index No. 24-11-126-020

To have and to hold the said premises with the appurtenances, upon the trusts and for 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  
 present 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 99 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 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 his, 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 as such, but only an interest in  
 the earnings, avails and proceeds thereof as aforesaid.

If the title to 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 salute in such cases 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.

#25.00E

92722920

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In Witness Whereof, the grantor S aforesaid ha ve hereunto set their hand s and seal s this 28th day of August, 19 92.

(SEAL) Dennis J. Phelan  
Dennis J. Phelan

Judith A. Phelan (SEAL)  
Judith A. Phelan

State of Illinois S.S.  
County of Cook

I, Carol J. Kenny a Notary Public  
in and for said County, in the State aforesaid, do hereby certify that Dennis J. Phelan  
Judith A. Phelan

personally known to me to be the same persons  
whose name s ARE subscribed to the foregoing instrument,  
appeared before me this day in person and acknowledges 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 seal this 28th day of August A.D. 19 92



Carol J. Kenny  
Notary Public

Notary Public

After Recording Mail to: Southwest Financial Bank and Trust Company  
9901 South Western Avenue  
Chicago, IL 60643  
(312) 779-6000

Mail tax bill to:  
Dennis J. Phelan  
9832 S. Avers  
Evergreen Park, IL 60642

Prepared By: Carl J. Kenny  
11134 S. Western  
Chicago, Illinois 60643

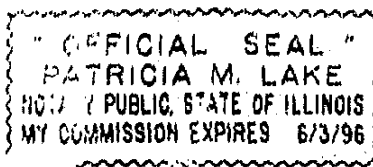
92725920

STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the 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 title to real estate under the laws of the State of Illinois.

Dated 9/15, 1992 Signature: JOSEPH D. MARZALEK  
Grantor or Agent

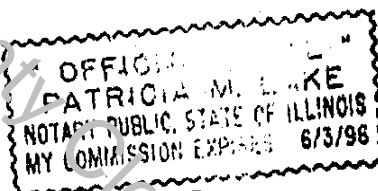
Subscribed and sworn to before me by the said JOSEPH D. MARZALEK this 15th day of SEPT. 1992.  
Notary Public Patricia M. Lake



The grantee or his agent affirms and verifies that the name of the grantee shown on the 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 9/15, 1992 Signature: Janet Roberts  
Grantee or Agent

Subscribed and sworn to before me by the said JANET ROBERTS this 15th day of SEPT. 1992.  
Notary Public Patricia M. Lake



NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

92722920

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Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## VILLAGE OF EVERGREEN PARK - REAL ESTATE TRANSFER TAX

DECLARATION

EXEMPTION

1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village Clerk, 9418 S. Kedzie Avenue, Evergreen Park, IL, or other designated agent, at the time of purchase of real estate transfer stamps. The stamps must be affixed to the deed before recording, and a copy of this form attached when the title is recorded.

2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on this declaration.

3) In cases involving an intermediary buyer, nominee or "straw man", one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 18.54(l).

4) For additional information, please call the Village Clerk at 422-1551, Monday, 9:00 a.m. to 8:00 p.m., Tuesdays thru Friday, 9:00 a.m. to 5:00 p.m., except Wednesdays and Saturdays, 9:00 a.m. to 12:00 noon.

Street Address of Property 852 South Aves

Permanent Property Index No. 2-11-126-020

Full Actual Consideration (include amount of mortgage and value of liabilities assumed) \$ - 0 -

Amount of Tax (\$3.00 per \$1,000 or fraction thereof of full actual consideration) \$ - 0 -

I hereby declare that this transaction is exempt from taxation under the Evergreen Park Real Estate Transfer Tax Ordinance by paragraph(s) L of Section 18.54 (see reverse for exemptions).

Explanation of exemption claimed: No consideration 92722920

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor (Seller)

JUDITH A. PHELAN 9832 S. AVERS, E.P. 60642  
NAME ADDRESS ZIP CODE

Signature Judith A. Phelan Date Signed 9-11-92  
SELLER OR AGENT

GRANTEE (Buyer)

SOUTHVIEW TRUST NC 1-0720 9901 W. WESTERN CHICAGO 60642  
NAME ADDRESS ZIP CODE

Signature Joseph D. Newell Date Signed 9-11-92  
BUYER OR AGENT

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Clerk of the Court

\_\_\_\_\_  
Judge of the Court

\_\_\_\_\_  
Attorney at Law

\_\_\_\_\_  
Attorney at Law

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Attorney at Law

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Attorney at Law

\_\_\_\_\_  
Attorney at Law

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Attorney at Law

\_\_\_\_\_  
Attorney at Law

Property of Cook County Clerk's Office