

UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

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

73-57-6557
1227

THE GRANTOR Edgar A. Rankin, a widower
and not since remarried,

of the Village of Indian Head Park County of Cook
State of Illinois for and in consideration of
Ten and No/100 (\$10.00) DOLLARS
in hand paid.

CONVEY S. and WARRANT S. to

LENARD EASTMAN, AS TRUSTEE, UNDER TRUST AGREEMENT
P.O. Box 37, LaGrange, IL DATED AUGUST 27, 1968

(The Above Space For Record's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the
County of Cook in the State of Illinois, to wit:

ATTACHED HEREWITH REVERSED SIDE

TO HAVE AND TO HOLD: the said premises with the appurtenances upon the trusts and for the uses and purposes herein set in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises and any part thereof, to defend parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as deemed, to contract to sell, to grant options to purchase to sell, to lease, to license, to convey and to execute any deed or conveyance of any part thereof to a successor or successors in title and to grant to such successors or persons in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to lease, to 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 lease to commence in present or future, and upon any term and for any period or periods of time, not exceeding in the case of any single lease 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 to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rental to purchase, 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 receive, collect or assign any right, title or interest in or about or assessment 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 should 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 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 received 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 presumed 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, and that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement, and in some amendments thereto and binding upon all beneficiaries thereafter, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and if at 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 the trustee or trustees hereunder.

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, profits 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, profits 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 trust", 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 waives, and releases, 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 the presence of me, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Edgar A. Rankin, a widower and not since remarried,

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 his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

NOTARIAL SEAL
JOSEPH DEFALCO
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES JAN 25, 1994

Given under my hand and official seal, this 4 day of March 1992
Commission expires January 25 1994
Notary Public

This instrument was prepared by Joseph Defalco, 29 W. Plainfield, Countryside, IL

MAIL TO: Lenard Eastman
39 Westwood Court
Indian Head Park, IL
City, State and Zip: 60525

SEND SUBSEQUENT TAX BILLS TO
Lenard Eastman
39 Westwood Ct.
Indian Head Park, IL 60525

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
RECEIVED
DEPT. OF REVENUE
122.00

COOK COUNTY
STATE ESTATE TRANSFER ACTION TAX
RECEIVED
01.00

Handwritten signature and initials.

UNOFFICIAL COPY

Warranty Deed
JOINT TENANTS
SEVERALty

TO

GEORGE E. COLE
LEGAL FORMS

PARCEL I:

A part of Lot 5 lying Northerly of the following described line: Beginning at a point on the West line of said Lot 5 being 0.21 feet South of the Northwest corner of said Lot 5, thence Easterly on a line parallel with the North line of said Lot 5, a distance of 36.55 feet to a point; thence Southerly on a line parallel with said West line of Lot 5 a distance of 0.42 feet to a point, thence Easterly on a line parallel with said North line of Lot 5, a distance of 23.03 feet to a point on the East line of said Lot 5 being 1.05 feet South of the Northeast corner of said Lot 5:

Also, all of Lot 4 and the Southerly 5.20 feet of Lot 3; all in area 69 in Acacia Unit 5 being a subdivision of part of the Northwest 1/4 of Section 20, Township 38 North, Range 12, East of the third principal meridian, in Cook County, Illinois.

PARCEL II:

Non-exclusive easement for sewer main as created by Declaration of easement recorded November 26, 1985 as Document Number 85-297,757 across the East 6 feet of area 69 in Acacia Unit no. 5, being a subdivision of part of the Northwest 1/4 of Section 20, Township 38 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded December 7, 1977 as Document Number 24,226,951 in Cook County, Illinois, said area 69 being comprised of subdivided lots identified as Lots 5-69-1, 5-69-2, 5-69-3, 5-69-4, 5-69-5 and 5-69-6 in Acacia Unit No. 5 aforesaid.

Cook County Clerk's Office

UNOFFICIAL COPY

NO. 610
FEBRUARY, 1985
LEGAL FORMS
GEORGE E. COLE
WARRANTY DEED
JOINT TENANCY
STATUTORY (ILLINOIS)
(Individual to Individual)
CAUTION: CONSULT A LAWYER BEFORE SIGNING ANY INSTRUMENT AFFECTING YOUR REALTY RIGHTS OR INTERESTS IN REALTY. THE SIGNATURE OF THE GRANTEE MUST BE VERIFIED BY A PUBLIC OFFICER.
17 7 PM 12: 22
52152159

State of Illinois, County of Cook
Edgar A. Rankin, a widower and not since remarried,
personally known to me to be the same person whose name is subscribed
in the foregoing instrument, appeared before me this day in person, and acknow-
ledged that he signed, sealed and delivered the said instrument as his
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 4 day of March, 1992
Commission expires - January 25, 1994
This instrument was prepared by Joseph Defalco, 29 W. Plainfield, Countryside, IL

NOTARY PUBLIC STATE OF ILLINOIS
JOSEPH DEFALCO
MY COMMISSION EXPIRES JAN 25 1994

Permanent Real Estate Index Number(s): 18 09 441-006
Address(es) of Real Estate: 39 Westwood Court, Indiana Head Park
DATED this 4 day of March, 1992
Edgar A. Rankin (SEAL)
(SEAL)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. (TO HAVE AND TO HOLD) and promising not to convey in any manner that in part to anyone hereafter
years and covenants and restrictions of record.
SUBJECT TO: General real estate taxes for the year 1992 and subsequent

THE GRANTOR
Edgar A. Rankin, a widower
and not since remarried,
of the Village of Indiana, Cook County of Illinois
State of Illinois
for and in consideration of
Ten and No/100 (\$10.00) DOLLARS.

Edgar Rankin

COOK COUNTY
REAL ESTATE TRANSACTION TAX
\$ 61.00
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DUPLICATE
REVENUE
\$ 122.00
HAROLD
FR 10466

ESL

NO. 610
FEBRUARY, 1985
LEGAL FORMS
GEORGE E. COLE
WARRANTY DEED
JOINT TENANCY
STATUTORY (ILLINOIS)
(Individual to Individual)
CAUTION: CONSULT A LAWYER BEFORE SIGNING ANY INSTRUMENT AFFECTING YOUR REALTY RIGHTS OR INTERESTS IN REALTY. THE SIGNATURE OF THE GRANTEE MUST BE VERIFIED BY A PUBLIC OFFICER.
17 7 PM 12: 22
52152159

Lenard Eastman
39 Westwood Court
Indiana Head Park, IL 60525

Lenard Eastman
39 Westwood Court
Indiana Head Park, IL 60525

Property of Cook County Clerk's Office

PARCEL II: Non-exclusive easement for sewer main as created by Declaration of easement recorded November 26, 1985 as Document Number 85-297,767 across the East 6 feet of area 69 in Acacia Unit no. 5, being a subdivision of part of the Northwest 1/4 of Section 20, Township 38 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded December 7, 1977 as Document Number 24,226,951 in Cook County, Illinois, said area 69 being comprised of subdivided lots identified as Lots 5-69-1, 5-69-2, 5-69-3, 5-69-4, 5-69-5 and 5-69-6 in Acacia Unit No. 5 aforesaid.

PARCEL I: Also, all of Lot 4 and the Southeastly 5.38 feet of Lot 3; all in area 69 in Acacia Unit 5 being a subdivision of part of the Northwest 1/4 of Section 20, Township 38 North, Range 12, East of the third principal meridian, in Cook County, Illinois.

PARCEL I: A part of Lot 5 lying Northerly of the following described line: Beginning at a point on the West line of said Lot 5 being 0.21 feet South of the Northwest corner of said Lot 5, thence Easterly on a line parallel with the North line of said Lot 5, a distance of 36.55 feet to a point; thence Southerly on a line parallel with said West line of Lot 5 a distance of 0.42 feet to a point; thence Easterly on a line parallel with said North line of Lot 5, a distance of 25.03 feet to a point on the East line of said Lot 5 being 1.05 feet South of the Northeast corner of said Lot 5;

Warranty Deed

JOSEPH F. BAKER
INDIVIDUAL CONTRIBUTOR

TO

GEORGE E. COLE
LEGAL FORMS