

UNOFFICIAL COPY

WARRANTY DEED BY TRUST

93446025

Form 771 - Perfection Legal Forms & Training Co., Rockford, IL 61103

THIS INDENTURE WITNESSETH, THAT THE GRANTOR B.
DEAN S. JOHNSON and RAMONA J. JOHNSON,
individually and as husband and wife,

DEPT-41 RECORDING 925.59
T#0888 TRIN 2433 06/11/93 14:14:00
#7227 # * -73-446025
COOK COUNTY RECORDER

of the County of Cook
and State of Illinois for and in consideration of
Ten & no/100ths Dollars,
and other good and valuable considerations in hand paid, receipt of which
is hereby acknowledged, Convey and Warrant unto
Dean S. Johnson
whose address is 3145 South Oak Park Ave.
Berwyn, IL 60402

THE ABOVE SPACE FOR RECORDER'S USE ONLY

as Trustee under the provisions of a trust agreement dated the
day of December, 1992 known as ~~Trust Agreement~~ the Dean S. Johnson Living Trust
(and in the event of the death, resignation, refusal or inability of the
said grantor to act as such Trustee, then unto Jeffrey D. Johnson and Jody Lynn Weiss as
successor co-trustees

~~at Notary Public~~ with the powers, duties and authorities as are vested in the said grantor as such Trustee) the following
described real estate in the County of Cook and State of Illinois, to-wit:

An undivided one-half interest and to the following:
Lots 33, 34, 35 and 36 (except the North 13.8 feet thereof)
in Block 2 in Berwyn in Section 31, Township 39 North,
Range 13 East of the Third Principal Meridian in Cook County,
Illinois

Permanent Tax I.D. No. 16-31-200-014

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 7D
OF THE BERWYN CITY CODE S.C. 18-32 AS A REAL ESTATE
TRANSACTION. DATE 8/14/93 TELLER mms
EXEMPTED UNDER REAL ESTATE TRANSFER TAX ACT SECTION 4 PARAGRAPH E
AND COOK COUNTY ORDINANCE 95104, PARAGRAPH E.

DATED: 6/17/93 (Continue legal description here): [Signature]

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trust and for the uses and purposes
herein and in such 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 reestablish 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 lease to commence in
present or in future, 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
changes 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 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 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 as such, but only an
interest in the earnings, avails and proceeds thereof.

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 in any other public record, the words "in trust," or "upon condition," or "with limitations," or words of
similar import, in accordance with the statute in this case made and provided.

And the said grantor B. 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.

IN WITNESS WHEREOF, the grantor B. aforesaid has hereunto set their hand S. and
seal this 19th day of December 1992

[Signature] (SEAL) Ramona J. Johnson (SEAL)
Dean S. Johnson Ramona J. Johnson
[Signature] (SEAL) [Signature] (SEAL)

93446025

25.50

UNOFFICIAL COPY

32046025

Bob In Trust
(WARRANTY DEED)

TO

TRUSTEE

Perfection Legal Forms & Printing Co., Roseville, Ill.

COOK COUNTY CLERK'S OFFICE
105 - 7th Street, SILVIA, IL 61282

Property of Cook County Clerk's Office

This instrument was prepared by: Robert C. Boling
Whose Address is: 105 - 7th St., SILVIA, IL 61282

105 - 7th Street, SILVIA, IL 61282
Robert C. Boling

Return this document to:

OR to
Future Taxes to (Grantor's Address (XX))

NOTARY SEAL
SARAYLA E. LANNING
Notary Public, State of Illinois
My Commission Expires 6-12-94

Robert C. Boling
Notary Public
December 19 92

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Dean S. Johnson and Ramona I. Johnson, Individually and as husband and wife, ARE subscribed to the foregoing instrument, as having executed the same, 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 use and purpose therein set forth, including the release and waiver of the right of homestead.

STATE OF ILLINOIS
COCK ISLAND COUNTY

32046025

UNOFFICIAL COPY

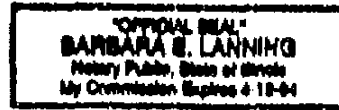
93446025

STATEMENT BY GRANTOR AND GRANTEE

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 DECEMBER 19, 1993 Signature: Robert C. Ewing ATTORNEY FOR
Grantor or Agent GRANTOR

Subscribed and sworn to before me by the said ROBERT C. EWING this 19th day of DECEMBER, 1993.
Notary Public Barbara E. Lanning



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 6/7, 1993 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said JERRY J. LEPPING this 7th day of June, 1993.
Notary Public Barbara E. Lanning



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.)

93446025

UNOFFICIAL COPY

PROPERTY OF
COOK COUNTY CLERK'S OFFICE
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

PROPERTY OF
COOK COUNTY CLERK'S OFFICE
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

Property of Cook County Clerk's Office