

93446027

WARRANTY DEED

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

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

DEPT-01 RECORDING \$25.50
T#8888 TRAN 2433 06/11/93 14:14:00
#7229 N * -93-446027
COOK COUNTY RECORDER

of the County of Cook and State of Illinois for and by consideration of Ten & no/100ths and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and Warranty unto Dean S. Johnson

whose address is 3145 South Oak Park Ave. Berwyn, IL 60402

THE ABOVE SPACE FOR RECORDER'S USE ONLY

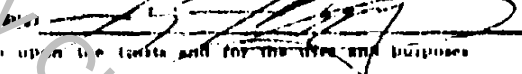
as Trustee under the provisions of a trust agreement dated the 19th day of December, 1992, known as ~~XXXXXXX~~ Dean S. Johnson Living Trust (and in the event of the death, resignation, refusal or inability of the said grantor to act as such Trustee, then unto Jaffrey D. Johnson and Jody Lynn Weiss as successor co-trustees, ~~with like 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 in and to the following:
Lots 25 and 26 in Block 2 in Berwyn, a Subdivision of Section 31, Township 39 North Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Tax I.D. No. 16-31-200-038

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 7D OF THE BERWYN CITY CODE SEC. 18-38 AS A REAL ESTATE TRANSACTION. DATE 5/14/93 TELLER mmc

EXEMPTED UNDER REAL ESTATE TRANSFER TAX ACT SECTION 4 PARAGRAPH E AND COOK COUNTY ORDINANCE 95104, PARAGRAPH E

DATED: 5/14/93 (Continue legal description of premises) 

TO HAVE AND TO HOLD the said premises with the appurtenances thereto upon the terms 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 substitute said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 regarding 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 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.

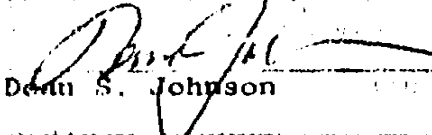
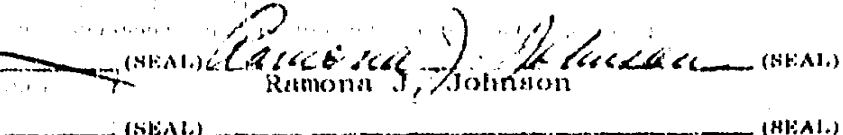
In no case shall any party dealing with said trustee in relation to said premises, or in whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see that the application of any purchase money, rent, or money borrowed or advanced 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 now or heretofore registered with the Register of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof or upon which 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, Dean S. Johnson 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 Dean S. Johnson aforesaid has set their hand and seal this 19 day of December, 1992

 (SEAL)  (SEAL)

2350

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UNOFFICIAL COPY

Deed In Trust

(WARRANTY DEED)

TO

TRUSTEE

COOK COUNTY CLERK'S OFFICE
NOTARY PUBLIC
105 - 7th Street, SILVER, IL 61282

Perfection Legal Forms & Printing Co., Rockford, IL

Property of Cook County Clerk's Office

This instrument was prepared by: Robert G. Boling 105 - 7th Street, SILVER, IL 61282

Whose Address is: 105 - 7th Street, SILVER, IL 61282
Robert G. Boling

Future Taxer to Grantor's Address (XX)

Return this document to:

Notary Public

SARAH E. LAWING
Notary Public, State of Illinois
My Commission Expires 4-1-94

Given under my hand and Notarial Seal this 19th day of 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 J. Johnson, Individually and as husband and wife, personally known to me to be the same persons whose names ATG 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

STATE OF ILLINOIS }
ROCK ISLAND COUNTY

23034556

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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, 1992 Signature: Robert C. Poling ATTORNEY
Grantor or Agent

Subscribed and sworn to before me by the said ROBERT C. POLING this 19th day of DECEMBER, 1992.



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. PERRING 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.)

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