

33992130

WARRANTY

(The above space for recorders use only)

① 51374679 MAS

THIS INDENTURE WITNESSETH, That the Grantors, TIMOTHY FLANNIGAN AND DEBRA A. FLANNIGAN, HIS WIFE AS TO 50% INTEREST AND EDWARD MORROW AND BILLIE JEAN MORROW, HIS WIFE AS TO THE REMAINING 50% INTEREST.

of the County of COOK and State of ILLINOIS For and in consideration of TEN AND NO/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and warrant unto LAKE FOREST BANK AND TRUST COMPANY, an Illinois corporation, its successor or successors, as Trustee under a trust agreement dated NOVEMBER 5, 19 93, known as Trust Number LFT - 1022, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 22 IN KLEFSTAD'S INDUSTRIAL ADDITION TO HARWOOD HEIGHTS & SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Section 18

DEPT-01 RECORDINGS \$25.50  
T#7999 TRAN 1920 12/06/93 09:44:00  
#9806 # \* 73 2130  
COOK COUNTY RECORDER

11-2-93 [Signature]

(Permanent Index No.: 12 - 1 3 - 2 17 - 0 47 - 0 00 0)

TO HAVE AND TO HOLD the real estate with its appurtenances unto the trustee and for the use and purposes herein and in the trust agreement set forth. Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on the terms of a contract with third parties, to convey the real estate or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the rights and interests therein, to lease, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for an indefinite or period of time, and to execute any and every other lease upon any terms and for any period or periods of time and to execute amendments, changes or modifications of lease, and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew, lease and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or adjacent appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in the other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways herein specified and in any time, in any place hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to receive any part of the proceeds of the trust arising from any deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of any person claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement, and any amendment thereof and binding upon all beneficiaries, to that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 seised of the title, estate, rights, powers, authorities, duties and obligations of the trustee or their predecessor in trust.

The interest of each beneficiary under the trust agreement as to all persons claiming under them or any of them, shall be only in the possession, enjoyment and the use and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, assets 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 a plan thereon, or memorial, the words "in trust," or "with limitations," or words of similar import, in accordance with the statute in such case made, and to be read.

And the said grantor hereby expressly waives and relative any and all right or benefit under and by virtue of any and all statutes, in this State of Illinois, providing for the exemption of homesteads from sale on execution of a judgment.

In Witness Whereof, the grantor S of and by VE hereunto set their hand S and seal this 12th day of November 19 93

[Signature] (SEAL)  
Timothy Flannigan  
[Signature] (SEAL)  
Debra A. Flannigan

[Signature] (SEAL)  
Edward Morrow  
[Signature] (SEAL)  
Billie Jean Morrow

ADDRESS OF PROPERTY:  
7239 W. Wilson  
Harwood Heights, IL 60656

LAKE FOREST BANK & TRUST COMPANY  
664 NORTH WESTERN AVENUE  
LAKE FOREST, ILLINOIS 60045

This Document was prepared and drafted by:  
Kim R. Denkwalter  
790 Frontage Road  
Northfield, IL 60093

Revenue stamps and riders affixed here.

Document Number

33992130

2588

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF LAKE

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I, *Jennifer C. Balcerzak*, Notary Public in and for said County, in the State aforesaid, do hereby certify that *TIMOTHY FLANNIGAN, EDWARD MORROW, DEBRA A. FLANNIGAN AND BILLIE JEAN MORROW,*

personally known to me to be the same person *S* whose name *S* *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 notarial seal this *19th* day of *November* 19 *93*

*Jennifer C. Balcerzak*  
Notary Public

"OFFICIAL SEAL"  
JENNIFER C BALCERZAK  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 6/16/97

Property of Cook County Clerk's Office

09126886

# UNOFFICIAL COPY

## 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, 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 11-13, 1993 Signature: [Signature]  
Grantor or Agent

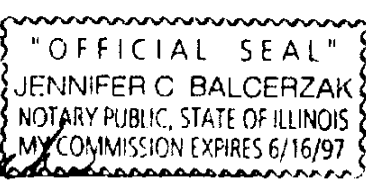
Subscribed and sworn to before

me by the said [Signature]

this 12 day of November

19 93

Notary Public [Signature]



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, 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 11-12, 1993 Signature: [Signature]  
Grantee or Agent

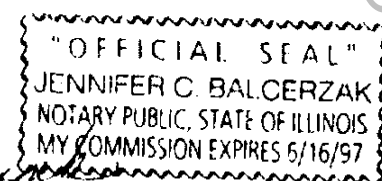
Subscribed and sworn to before

me by the said [Signature]

this 12 day of November

19 93

Notary Public [Signature]



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.)

11/13/93