

WARRANTY DEED IN TRUST

This instrument was prepared by:

Joanne Esposito

UNOFFICIAL COPY
COOK COUNTY
RECORDS
JESSE WHITE
MARKHAM OFFICE
04160017

(The above space for Recorder's use only)

Exempt under provisions of Paragraph "E", Section 4.22, Transfer Tax Act
Date: 6-20-94
Buyer, Seller or Representative: Pat Rafter

THIS INDENTURE WITNESSETH, That the Grantor Matthew J. Kelly and Mary Theresa Kelly, His wife as joint tenants

of the County of Cook and State of Illinois for and in consideration of ten dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the BEVERLY TRUST COMPANY, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 12th day of August, 1985, known as Trust Number 8-7966, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 19 and the South 1/2 of Lot 20 in Block 32 in Beverly Hills, being a subdivision of Block 22, 23, 24, 25, 31, and 32 of Hilliard and Dobbins subdivision and blocks 1, 2, 3, 4, and 5 of A. Booths Subdivision of Blocks 10, 11, and 12, of said Hilliard and Dobbins Subdivision, all in Section 6 Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph "E", Section 200.1-2B6 or under provisions of Paragraph Section 200.1-49 of the Chicago Transaction Tax Ordinance.

Permanent Tax Number: 25-06-413-004

Date: 6-20-94

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TO HAVE AND TO HOLD the said premises with the appurtenances, to the trusts and for the uses and purposes herein and in said trust agreement set forth. Full power and authority is hereby granted to said trustee to improve, maintain, 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 hereinafter provided, 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, to sell, 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 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 lease, 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 easement 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 premises 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 is 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 one, in the entirety, 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.

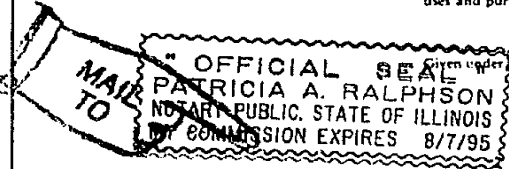
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or issue in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case 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.

In Witness Whereof, the grantor, aforesaid has hereunto set hand and seal this 20th day of June 1994
Matthew J. Kelly (Seal) Mary Theresa Kelly (Seal)
Matthew J. Kelly (Seal) Mary Theresa Kelly (Seal)

State of Illinois ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Matthew J. Kelly & Mary Theresa Kelly, His Wife as joint tenants

personally known to me to be the same person, whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Notary Public: Patricia A. Ralphson, 20th day of June 1994

Beverly Trust Company - Box 90
TRUST AND INVESTMENT SERVICES
10312 S. Cicero Ave. • Oak Lawn, IL 60453

9325 S. Damen, Chicago, IL 60620

For information only insert street address of above described property.

SPACES FOR AFFIXING RIDERS AND REVENUE STAMPS
NO TAXABLE CONSIDERATION

Document Number

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94560917

Property of Cook County Clerk's Office

RECDEN	4	25.00
RF50717	#	
SUBTOTAL		25.00
CHECK		25.00

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 6-20, 1994

Matthew S. Kelly
GRANTOR OR AGENT

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Mary Theresa Kelly

Subscribed and sworn to before me this 20 day of June, 1994.



My commission expires:

Patricia A. Ralphson
Notary Public

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.

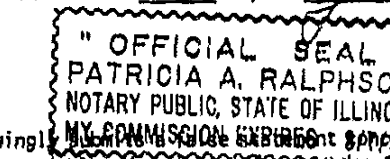
Dated 6-20, 1994

Matthew S. Kelly
GRANTEE OR AGENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Mary Theresa Kelly

Subscribed and sworn to before me this 20 day of June, 1994.



My commission expires:

Patricia A. Ralphson
Notary Public

NOTE: Any person who knowingly makes a false statement concerning the identity of a GRANTEE shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)

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