

UNOFFICIAL COPY
Southwest
Financial Bank and Trust Company

WARRANTY DEED IN TRUST

This Indenture Witnesseth, That the Grantor Patrick J. Ryan and Lenore D. Ryan, his
wife, as joint tenants
of the County of Cook and the State of Illinois for and in consideration of
Ten and 00/100 Dollars,
and other good and valuable consideration in hand paid, Convey and Warrant unto Southwest Financial Bank and Trust
Company, an Illinois banking corporation its successor or successors as Trustee under the provisions of a trust agreement dated the
2nd day of June 1994 known as Trust Number 1-0906, the following described
real estate in the County of Cook and State of Illinois, to-wit:

Acc 412

94603308

SEE ATTACHED FOR LEGAL DESCRIPTION

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

0001
RECORDING \$ 27.00
MAIL \$ 0.50
94603308 #
0010 MCH 13:57

07/06/94

Property Address: 3045 South Mansfield, Unit 2B, Oak Lawn, Illinois 60453
Permanent Real Estate Index No. 24-17-217-1007, 1017

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said 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 resubdivide 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 leases to commence in present or in futuro, 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 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 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 hereunder, (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 as aforesaid.

If the title to 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 condition," or "with limitations," or words of similar import, in accordance with the salute in such cases made and provided.

And the said grantor S 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.

\$ 27.50

Legal Representative (signature)
6/2/94
6/2/94

13-367

Property of Cook County, Illinois

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In Witness Whereof, the grantor S aforesaid ha ve hereunto set their hand^s and sea^l this 2nd day of June, 19 94.

(SEAL) Patrick J. Ryan

Lenore D. Ryan (SEAL)

State of Illinois
County of Cook S.S.

I, Tracy L. Starr a Notary Public
in and for said County, in the State aforesaid, do hereby certify that Patrick J. Ryan
and Lenore D. Ryan, his wife

personally known to me to be the same person, S
whose name S subscribed to the foregoing instrument,
appeared before me this day in person and acknowledges 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 seal this 2nd day of June A.D. 19 94

Tracy L. Starr
Notary Public

94603308



After Recording Mail to: Southwest Financial Bank and Trust Company
9901 South Western Avenue
Chicago, IL. 60643
(312) 779-6000

Prepared By: WISCHHOVER, VACCARELLO & SMITH
9959 South Roberts Road
Palos Hills, Illinois 60465

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LEGAL DESCRIPTION

UNIT 2B AND GARAGE G2 IN CONNEMARA CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF LOTS 24 AND 25 IN FRANK DELUGACH'S AUSTIN GARDENS, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY FORD CITY BANK AND TRUST COMPANY CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 20, 1975 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

10445 SOUTH MANSFIELD, UNIT NO. 2B AND GARAGE G2, OAK LAWN, IL.

PERMANENT INDEX NUMBERS: 24-17-217-020-1007 (UNIT)
24-17-217-020-1017 (GARAGE)

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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 6/6, 1994

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said agent this 6th day of June 1994.
Notary Public Tracy L Starr



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 6/6, 1994

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said agent this 6th day of June 1994.
Notary Public Tracy L Starr



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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