

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

94081124

THIS ABOVE SPACE FOR REORDER USE ONLY

4152704 9/8
100625114

THIS INDENTURE WITNESSETH, That the Grantor is MICHAEL O'SULLIVAN, KATHLEEN O'SULLIVAN, JOHN F. FALLON and KATHLEEN FALLON

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 Conveys and warrants unto the PIONEER BANK & TRUST COMPANY a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 13th day of July 1993 Known as Trust Number 25740 the following described real estate in the County of Cook and State of Illinois:

Lot 29, Lot 30 and Lot 31 in Block 2 in Robert P. Cook Subdivision of the West Half of the Northwest Quarter of the Southwest Quarter of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, except the Railroad Lands, in Cook County, Illinois.

94081124

13-30-41.0000

1903 09 M. Sullivan
(K. Fallon) L. Fallon

Grantee's Address 4006 West North Avenue, Chicago, Illinois 60639

TO HAVE AND TO HOLD the said premises with the appurtenances upon 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, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to execute any subdivision map therefor, 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 locate, 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 on present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any term and for any period or periods of time and to amend, change or modify leases and to grant and possessions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and to grant 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 receive, convey or assign any right, title or interest in or about or extensive appurtenant to said premises or any part thereof, to do 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 acting for 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 held, 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 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, and 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, and that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations as contained in this indenture and in said trust agreement and in some amendment thereof and binding upon all beneficiaries thereunder. It is further agreed that said 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 vested with all the title, estate, rights, powers, authorities, duties and obligations of it, 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, assets 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, 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 duplicate thereof, or instrument. The words "in trust", or "upon condition", or "with limited title", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor is hereby expressly waiving and releasing 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.

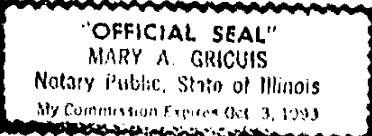
In Witness Whereof, the grantor is, do signed by VO hereunto in their hands and seals this 13th day of JULY 1993

Michael O'Sullivan (Seal)
Michael O'Sullivan
Kathleen O'Sullivan (Seal)
Kathleen O'Sullivan

John F. Fallon (Seal)
John F. Fallon
Kathleen Fallon (Seal)
Kathleen Fallon

State of Illinois ss. I, Notary Public in and for said County, in County of Cook do hereby certify that Michael O'Sullivan, Kathleen O'Sullivan, John F. Fallon, and Kathleen Fallon

personally known to me to be the same person as 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 13th day of July 1993
Mary A. Gricuis
Notary Public

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

Record under provisions of Paragraph 3
Real Estate Transfer Tax
Date
1993 JUL 13
Section 4

Office

Document Number



2530

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Property of Cook County Clerk's Office

42119013

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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 1/21, 1904 SIGNATURE: [Signature]
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Signature] THIS 21 DAY OF Jan, 1904
NOTARY PUBLIC [Signature]

"OFFICIAL SEAL"
CLAUDIA MADRIGAL
Notary Public, State of Illinois
My Commission Expires 8/13/06

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.

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CLAUDIA MADRIGAL
Notary Public, State of Illinois
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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 OFFENSE.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

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