

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

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94305594

THE GRANTOR Thomas Regan and Bridie Regan, his wife

94305594

of the County of Cook and State of Illinois  
for and in consideration of ten and no/100

DEPT-01 RECORDING #25.50  
T#2222 TRAN 9517 04/05/94 16:44:00  
65552 \$ 58.00 \* - 94 - 305594  
COOK COUNTY RECORDER

Dollars, and other good and valuable considerations in hand paid,  
~~COOK~~ Warrants

See Exhibit A for Grantees names and addresses,  
which is attached hereto and made a part  
hereof

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

under the provisions of \_\_\_\_\_ dated the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit A for Legal Description, which is attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 13-07-113-040 & 13-07-113-041

Address(es) of real estate: 6949 59 W. Higgins, Chicago, Illinois

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 or 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 any other rights vested in said trustee; to donate, lease, license, 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 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 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 encumbrances or charges 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 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 instrument 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 instrument 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 his, 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 any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed in this register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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 hands and seal this 17th day of March 1994

Thomas F. Regan (SEAL)  
Thomas Regan

Bridie Regan (SEAL)  
Bridie Regan

State of Illinois, County of Cook, ss.

"OFFICIAL SEAL"  
ELIZABETH SCHMIELEWSKI  
Notary Public, State of Illinois  
My Commission Expires 3/10/97

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas Regan and Bridie Regan, his wife personally known to me to be the same person whose names are appearing to the foregoing instrument, appeared before me this 17th day of March, 1994, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

In presence of \_\_\_\_\_  
Commission expires \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by Gregory G. Castaldi, 8303 W. Higgins, Chicago, IL 60631  
(NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

LAW OFFICE OF GREGORY G. CASTALDI  
A PROFESSIONAL CORPORATION  
8303 W. HIGGINS ROAD, SUITE 300  
CHICAGO, ILLINOIS 60631

SEND SUBSEQUENT TAX BILLS TO:  
Thomas Regan  
6949-59 W. Higgins  
Chicago, Illinois

2550

SECTION 4, REAL ESTATE TRANSFER TAX ACT. AFFIX "RIDERS" OR REVENUE STAMPS HERE

94305594  
3-29-94 Thomas F. Regan  
Representative  
Date

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16050036

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## EXHIBIT A

### Grantees Names and Address:

To each, a one-half (1/2) undivided interest, not as joint tenants with rights of survivorship, but as tenants-in-common:

Thomas F. Regan, as Trustee of the Thomas F. Regan Trust  
under Agreement dated March 29, 1994  
5805 W. Grace, Chicago, Illinois

Bridie Regan, as Trustee of the Bridie Regan Trust under  
agreement dated March 29, 1994  
5805 W. Grace, Chicago, Illinois

### Legal Description:

#### PARCEL 1:

LOTS 5, 6, AND 7 (EXCEPT THE WESTERLY 12.50 FEET THEREOF) IN  
BLOCK 2 IN MC COLLAM AND KRUGGEL'S ADDITION TO NORWOOD PARK IN  
THE WEST HALF OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND

#### PARCEL 2:

THE WESTERLY 12.50 FEET OF LOT 7 AND ALL OF LOTS 8 AND 9 IN BLOCK  
2 IN MC COLLAM AND KRUGGEL'S ADDITION TO NORWOOD PARK IN THE WEST  
HALF OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-07-113-040 & 13-07-113-041

COMMONLY KNOWN AS: 6949-59 W. HIGGINS ROAD  
CHICAGO, ILLINOIS

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## STATEMENT BY GRANTOR AND GRANTEE

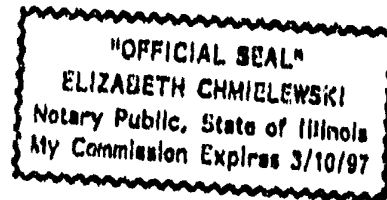
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate 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 10/10/97

Signature Thomas J. Regan  
Grantor or Agent

Subscribed and Sworn to before me by the said \_\_\_\_\_  
this 10 day of October,  
1997.

Notary Public Elizabeth Chmielewski



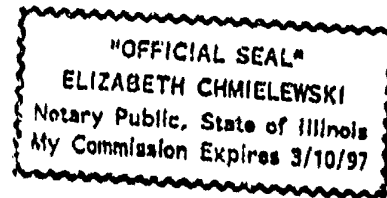
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10/10/97

Signature Thomas J. Regan  
Grantee or Agent

Subscribed and Sworn to before me by the said \_\_\_\_\_  
this 10 day of October,  
1997.

Notary Public Elizabeth Chmielewski



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 ARI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

9-23033334

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