

# UNOFFICIAL COPY

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DEPT-01 RECORDING \$33.00  
 T:0012 TRAN 6888 10/10/95 12:35:00  
 19768 : DT \*-95-686997  
 COOK COUNTY RECORDER

1st  
 R&S 807300-101  
 WP:PAK95A05.OCD  
 09/08/95-2

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## QUIT CLAIM DEED IN TRUST

5791818 21  
 THIS INDENTURE WITNESSETH, that the Grantors, William J. McGrath and Annette F. McGrath, husband and wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, convey and quit claim unto Annette F. McGrath as Trustee of the Annette F. McGrath Living Trust dated the 15th day of August, 1995, with a mailing address of c/o 4605 West 106th Street, Oak Lawn, Illinois 60453, all interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF REAL ESTATE COMMONLY KNOWN AS 4605 West 106th Street, Oak Lawn, Illinois 60453, (Permanent Index (Tax) Number: 24-15-116-016-0000)

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highway or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust

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# BOX 333-CTI

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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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence praesenti or in the 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 198 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds or the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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

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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.

This conveyance is made upon the express understanding and condition that neither Annette F. McGrath nor her successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such personal liability being hereby expressly waived and released. In addition, said parties shall not incur personal liability for any contract, obligation or indebtedness incurred or entered into in his/her/their name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only as provided in the Trust Agreement, and such interest is hereby declared to be personal property, and no beneficiary under such Trust Agreement shall have any title or interest, legal or equitable, in or to said real estate, the intention hereof being to vest in said Annette F. McGrath, as Trustee, the entire legal and equitable title in fee simple, in and to the real estate above described.

If the title to any of the above real estate 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 conditions", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered Lands is in accordance with the trust intent and meaning of the trust.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all

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statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 25 day of Sept., 1995.

William J. McGrath  
William J. McGrath

Annette F. McGrath  
Annette F. McGrath

This instrument was prepared by and should be mailed to:

Francis A. Beninati  
ROSENTHAL AND SCHANFIELD  
55 East Monroe Street  
46th Floor  
Chicago, Illinois 60603  
(312) 236-5622

Box No. 78 (PAKollman)

Send Subsequent Tax Bills to:

no change  
McGrath  
4605 W. 106th Street  
Oak Lawn, Illinois 60453

"This instrument does not affect to whom the tax bill is to be mailed and therefore no Tax Billing Information Form is required to be recorded with this instrument."

Exempt under Real Estate Transfer Act Sec. 4  
para. (e) & Cook County Ord. 95104 Para. 6

Date 9-25-95 Sign Annette F. McGrath

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2025-01-08 10:00 AM



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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

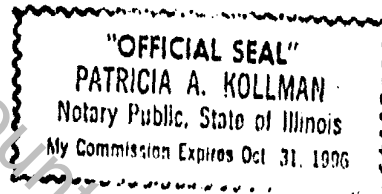
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William J. McGrath and Annette F. McGrath, husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day 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 29th day of September, 1995.

Patricia A. Kollman  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

10-31-96



Notary Public of Cook County Clerk's Office

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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 18 IN GILL'S RESUBDIVISION BEING A  
SUBDIVISION OF PART OF THE NORTH WEST QUARTER  
OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

P.I.N. 24-15-116-016-0000

Commonly known as: 4605 West 106th Street  
Oak Lawn, Illinois 60453

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ERNEST F. KOLB  
Village President

Village Trustees  
CYRIL G. HOLESHA  
MARJORIE ANN JOY  
WILLIAM C. KEANE  
RONALD M. STANCIK  
ROBERT J. STREIT  
MICHAEL D. WALSH



A. JAYNE POWERS  
Village Clerk

5252 West Dumke Drive  
Oak Lawn, IL 60453  
Phone (708) 636-4400

FAX (708) 636-8606

## CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

*4405 W. 116th Street*

Oak Lawn, IL 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn Relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 5.116(d) of said Ordinance.

Dated this 11th day of September, 1995.

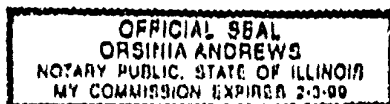
*Gayle P. ...*  
Director of Administrative Services

95086997

SUBSCRIBED and SWORN to before me this

11th day of September, 1995.

*Orsinia Andrews*



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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/collateral 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: September 25, 1995

Signature: *Annette J. McBrath*  
grantor or agent

Subscribed and sworn to before me by the said grantor/agent of grantor this 25 day of September, PATRICIA A. KOLLMAN  
Notary Public, State of Illinois  
My Commission Expires Oct. 31, 1996

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest/collateral 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: September 25, 1995

Signature: *Annette J. McBrath*  
grantee or agent

Subscribed and sworn to before me by the said grantee/agent of grantee this 25 day of September, PATRICIA A. KOLLMAN  
Notary Public, State of Illinois  
My Commission Expires Oct. 31, 1996

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 a Class A misdemeanor for subsequent offenses.

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