

# UNOFFICIAL COPY

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THE GRANTORS Jack O'Grady and Carol O'Grady,  
His Wife

DEPT-01 RECORDING \$25.50  
T32222 TRAK 4480 01/09/95 15:06:00  
61634 & 61635 6-95-013791  
COOK COUNTY RECORDER

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,  
Convey and (WARRANT) unto  
Jack O'Grady, Trustee  
1501 N. State Parkway, Chicago, Illinois 60610

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 20th day of May, 1992 and known as **THE CAROLINE O'GRADY LIVING TRUST**, 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 other side)

Permanent Real Estate Index Number: 14-33-128-068-0000

Address(es) of real estate: 607 W. Dickens, Chicago, Illinois 60614

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, 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 purchase 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 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 way 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 his 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 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 in 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 interests 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, 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 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 grantors 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 grantors aforesaid have hereunto set their hand and seal this 9th day of January, 1995.  
Jack O'Grady (SEAL) Carol O'Grady (SEAL)

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jack O'Grady and Carol O'Grady, His Wife, personally known to me to be the same person whose name is 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.  
My Commission Expires Nov. 16, 1996

Given under my hand and seal this 9th day of January, 1995.  
Commission expires 11/16/96  
Mary E. Quinn, NOTARY PUBLIC

This instrument was prepared by Lewis Overbeck & Furman, 135 S. LaSalle, Suite 2300, Chicago, IL 60603

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE\*

MAIL TO: George W. Phillips  
Lewis Overbeck (Name) & Furman  
135 S. LaSalle St., Suite 2300  
(Address)  
Chicago, Illinois 60603  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Jack O'Grady, Trustee  
1501 N. State Parkway  
Chicago, Illinois 60610  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

DEPT. 01 RECORDING STAMPS HERE  
Clerk of Cook County  
1/10/95  
Date

250

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Deed in Trust

GEORGE E. COLE  
LEGAL FORMS

TO

## PARCEL 1:

A PARCEL OF LAND BEING PART OF THE FOLLOWING DESCRIBED TRACT: LOT 11 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOTS 12, 13, 14, 15, 16, AND 17 IN BLOCK 1 IN JULIA FOSTER PORTER'S SUBDIVISION OF BLOCK 27 IN CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 (EXCEPT THE SOUTH 22 FEET THEREOF) AND LOTS 2, 3, AND 7 IN THE SUBDIVISION OF LOTS 1 AND 2 AND THE NORTH 10 FEET OF LOT 11 IN BLOCK 1 IN JULIA FOSTER PORTER'S SUBDIVISION OF BLOCK 27 OF CANAL TRUSTEES' SUBDIVISION, AFORESAID

ALSO

LOT 'A' OF THE CONSOLIDATION OF LOTS 4, 5, 6, AND THE SOUTH 22 FEET OF LOT 1 IN THE SUBDIVISION OF LOTS 1 AND 2 AND THE NORTH 10 FEET OF LOT 11 IN BLOCK 1 IN JULIA FOSTER PORTER'S SUBDIVISION, AFORESAID, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID TRACT, THENCE NORTH 89 DEGREES 47 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, 59.83 FEET TO THE PLACE OF BEGINNING, CONTINUING; THENCE NORTH 89 DEGREES 47 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE 20.75 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST, 62.304 FEET; THENCE DUE EAST, 20.75 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST, 62.228 FEET TO THE POINT OF BEGINNING, IN CCI.

## PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND AS SHOWN ON PLAT ATTACHED THERETO DATED AUGUST 10, 1971 AND RECORDED SEPTEMBER 17, 1971 AS DOCUMENT NUMBER 21625497 MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1971 KNOWN AS TRUST NUMBER 41100 AND 42854 AND AS CREATED BY MORTGAGE FROM DAVID A. WOODWARD AND ROSALIND L. WOODWARD, HIS WIFE, TO 1ST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO DATED MARCH 5, 1973, AS DOCUMENT NUMBER 22250579 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, TRUST NUMBER 42854 TO DAVID A. WOODWARD AND ROSALIND L. WOODWARD DATED AUGUST 5, 1972 AND RECORDED MAY 4, 1973, AS DOCUMENT NUMBER 22131471 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

2023-03-26

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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.

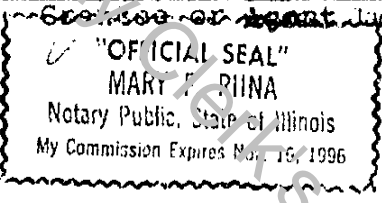
Dated 1/9, 1995 Signature: *Carol O'Grady*  
Grantor or Agent Carol O'Grady



Subscribed and sworn to before me by the said Grantor this 9th day of January, 1995.  
Notary Public Mary F. Riina

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 January 9th, 1995 Signature: *Jack O'Grady*  
Grantee or Agent Jack O'Grady, Trustee



Subscribed and sworn to before me by the said Grantee this 9th day of January, 1995.  
Notary Public Mary F. Riina

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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