

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTOR, Mary Sheehan, (formerly known as Mary Coffey, a widow not since remarried) of 2507 W. 59th St, Chicago, Cook County, Illinois 60629-1103, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged CONVEYS and QUIT CLAIMS to:

COOK COUNTY
 DEED RECORDING
 96688739

0001
 RECORDING FEE 25.00
 MAIL FEE 0.50
 96688739 #
 SUBTOTAL 25.50
 CHECK 25.50

96688739

2 PURC CTR

THE ABOVE SPACE FOR RECORDER'S USE ONLY

09/05/96

0039 MCH 16:57

Mary Sheehan, as Trustee under the terms and provisions of the MARY SHEEHAN TRUST dated October 12, 1995

and to any and all successor Trustee(s) appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Lot 3 in Block 11 in Cobe and McKinnon's 59th Street and Western Avenue Subdivision of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 13 Township 38 North Range 13 East of the Third Principal Meridian in Cook County, Illinois

Permanent Index Number (PIN): 19-13-405-007-0000

Street Address: 2507 W. 59th St., Chicago, IL 60629-1103

TO HAVE AND TO HOLD this real estate and appurtenances thereto upon the trusts set forth in the MARY SHEEHAN TRUST dated October 12, 1995 for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof; (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises; (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the

Exempt under provisions of Paragraph (c), Section 4, Real Estate Transfer Tax Act & Cook County Ord. 95104 Par. E

John C. Miller
 Representative

Exempt from taxation under the Chicago Transaction Tax Ordinance by Section 200.1-286, paragraph (c).

John C. Miller
 Representative

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Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale of other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title interest therein, legal or equitable, except as stated.

4. If the Trustee dies, resigns, refuses or is unable to act, then **John E. Ahern** is then appointed as Successor Trustee herein with all powers and authority that were vested in the original named Trustee(s).

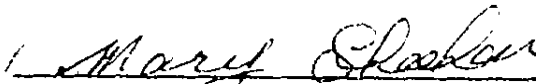
All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

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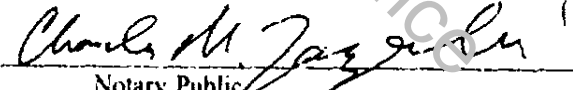
DATED this August 21, 1996.

| | | | |
|---|--------|-------------------------|--------|
|  | (SEAL) | _____ | (SEAL) |
| Signature | | Signature | |
| <u>Mary Sheehan</u> | | _____ | |
| Name (Typed or printed) | | Name (Typed or printed) | |

"OFFICIAL SEAL"
 CHARLES M. ZARZECKI
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 8/27/97

I, the undersigned, a Notary Public in and for Cook County, Illinois, do hereby certify that the above personally known to me to be the same whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering said instrument freely and voluntarily act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this August 21, 1996.

Commission expires 8/21 1997


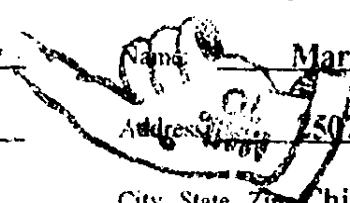
 Notary Public

This instrument was prepared by John E. Ahern, Attorney, 10829 S Western Ave., Chicago, IL 60643-3225
(Name and Address)

RETURN THIS DEED TO:

SEND SUBSEQUENT TAX BILLS TO:

| | |
|---|---|
| Name: <u>John E. Ahern, Attorney</u> | Name: <u>Mary Sheehan</u> |
| Address: <u>10829 S. Western Ave.</u> | Address: <u>2507 W. 59th St.</u> |
| City, State, Zip: <u>Chicago, IL 60643-3225</u> | City, State, Zip: <u>Chicago, IL 60629-1103</u> |



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STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or grantor's 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: August 21, 1995

Signature: *John C. Allen*

Grantor or Grantor's Agent

Subscribed and sworn to before me this day

"OFFICIAL SEAL"

CHARLES M. ZARZECKI

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 8/31/97

Notary Public: *Charles M. Zarzecki*

The grantee(s) or grantee's 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: August 21, 1996

Signature: *John C. Allen*

Grantee or Grantee's Agent

Subscribed and sworn to before me this day

"OFFICIAL SEAL"

CHARLES M. ZARZECKI

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 8/31/97

Notary Public: *Charles M. Zarzecki*

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.

(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 Act.)

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Property of Cook County Clerk's Office