

# UNOFFICIAL COPY

## DEED IN TRUST

96183998

DEC 11 1996  
1996 FEB 22 10:11 AM '96  
\* 96-183998  
COOK COUNTY RECORDS

This Indenture Witnesseth, That the Grantor, EILEEN K. NOLAN of the County of Cook and the State of Illinois for and in consideration of TEN AND 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants unto JAMES O. NOLAN, as Trustee under the provisions of the EILEEN K. NOLAN LAND TRUST AGREEMENT dated the 22nd day of February, 1996, the following described real estate in the County of Cook and State of Illinois, to-wit:

F	2750	A
P	—	P
T	2750	V
I	1700	

LOT 23 (EXCEPT THE NORTH 30 FEET THEREOF) AND THE NORTH 20 FEET OF LOT 22 IN BLOCK 14 IN OVIATT'S SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Prepared By: Joseph T. Fernim, Esq.  
10 S. LaSalle Street  
Chicago, Illinois 60603

Property Address: 11011 S. Fairfield  
Chicago, Illinois 60655-1813

Permanent Real Estate Index No.: ~~24-13-125-036-0000~~ 24-13-425-030-0000

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, and protect said premises or any part thereof, 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 presently or in the future, and upon any terms and for any 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 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 exchange

Tax Ordinance

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Exempt under the provisions of Paragraph 1 of the Cook County Transaction Tax Ordinance  
Dated: Feb. 22, 1996 Signed: *[Signature]*

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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 easement 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 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 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, her 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 interests 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.

In Witness Whereof, the grantor aforesaid has hereunto set 22<sup>nd</sup> hand and seal this Feb day of Feb, 1996.

  
EILEEN NOLAN

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STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, Elizabeth A. Hills a Notary Public in and for said County, in the State aforesaid, do hereby certify that EILEEN NOLAN 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 she signed, sealed and delivered the said instrument as her 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 seal this 22nd day of February A.D. 1996.

*Elizabeth A. Hills*  
Notary Public



MAIL TO:

Mr. Joseph T. Fernim, Esq.  
Clausen Miller P.C.  
10 South LaSalle Street  
Chicago, Illinois 60603-1098

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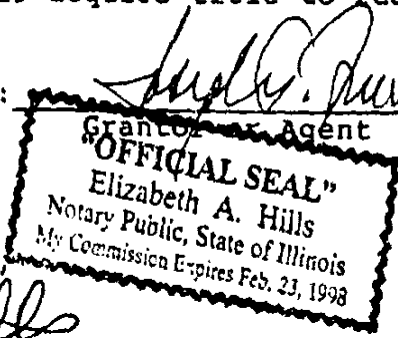
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## STATEMENT BY GRANTOR AND GRANTEE

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.

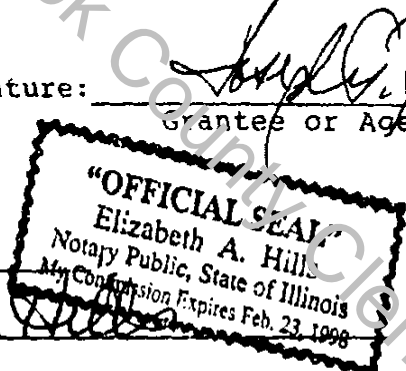
Dated March 11, 1996 Signature: \_\_\_\_\_



Subscribed and sworn to before me by the said \_\_\_\_\_ this 11th day of March 1996.  
Notary Public Elizabeth A. Hills

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 March 11, 1996 Signature: \_\_\_\_\_



Subscribed and sworn to before me by the said \_\_\_\_\_ this 11th day of March 1996.  
Notary Public Elizabeth A. Hills

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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