

# UNOFFICIAL COPY

COOK COUNTY  
RECORDER  
JESSE WHITE  
BRIDGEVIEW OFFICE

03/07/96

0002 MCH	9:42
RECORDING #	37.00
MAIL	0.50
96190196 #	
0002 MCH	9:42

03/07/96

QUIT CLAIM DEED (Illinois) **96190196**  
(Joint Tenancy)

This indenture, made this 21<sup>st</sup> day of February, 1996, between **ELEANOR L. SABLICH**, as Co-Trustee, and **PATRICK McINERNEY, BERNARD McINERNEY and KATHLEEN McINERNEY**, as Successor Co-Trustees under the provisions of a Trust Agreement dated the 11th day of October, 1978, known as Trust Number 633, parties of the first part (the "Trustees"), and **PATRICK McINERNEY, BERNARD McINERNEY and KATHLEEN McINERNEY**, 633 W. 46th Street, Chicago, Illinois, parties of the second part (the "Grantees");

WITNESSETH, the Trustees, in consideration of the sum of Ten (\$10.00) and 00/100s dollars and other good and valuable consideration, do hereby GRANT, SELL, CONVEY and QUIT CLAIM unto the Grantees, not as tenants in common, but as **JOINT TENANTS**, the following described real estate, situated in Cook County, Illinois, to wit:

AN UNDIVIDED 1/2 INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

LOT 74 IN FISH AND YOUNG'S SUBDIVISION OF THAT PART OF LOT 8 LYING WEST OF WALLACE STREET, IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

together with the tenements and appurtenances thereto belonging. TO HAVE AND TO HOLD said premises not as tenants in common, but in joint tenancy, and to the use, benefit and behoof of the Grantees forever.

Permanent Real Estate Index Number: 20-04-328-017-0000

Address of Real Estate: 633 W. 46th Street, Chicago, Illinois 60609

**96190196**

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in said Trustees in pursuance of the Trust Agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

37.50  
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IN WITNESS HEREOF, the Trustees have caused their names to be signed to these presents, the day and year first above written.

Eleanor L. Sablich  
ELEANOR L. SABLICH

Patrick McInerney  
PATRICK McINERNEY

Bernard McInerney  
BERNARD McINERNEY

Kathleen McInerney  
KATHLEEN McINERNEY

96190196

State of Illinois, County of Cook

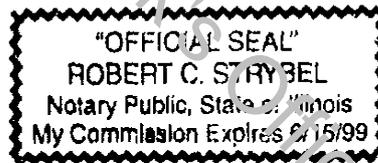
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ELEANOR L. SABLICH, as Co-Trustee, and PATRICK McINERNEY, BERNARD McINERNEY and KATHLEEN McINERNEY, as Successor Co-Trustees under the provisions of a Trust Agreement dated the 14th day of October, 1978, known as Trust Number 633, 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 same instrument as their free and voluntary act, and as the free and voluntary act of said Trust, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of February, 1996.

Commission expires 6-15, 1999

Robert C. Strybel  
NOTARY PUBLIC

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Act.



Date: 2-26-96

Robert C. Strybel  
Buyer, Seller or Representative

Instrument prepared by: ROBERT C. STRYBEL, 10644 S. WESTERN, CHICAGO, IL 60643

Mail to: ELEANOR SABLICH, 633 W. 46th St., Chicago, IL 60609

Send Tax Bill to: ELEANOR SABLICH, 633 W. 46th St., Chicago, IL 60609

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## TRUST AGREEMENT

THIS TRUST AGREEMENT, dated this 11th day of October  
19 78 and known as Trust Number 633, is to certify that ANNE MC INERNEY and  
ELEANOR L. SABLICK

as trustee hereunder, (therein sometimes referred to as the trustee, regardless of the number of trustees,) is about to take title to the following described real estate in Cook

County, Illinois, to-wit: Lot 74 in Fish and Young's Subdivision of that part of Lot 8 lying West of Wallace Street, in the Assessor's Division of the S-11th 4th of Section 4, Town 38 North, Range 14, East of the Third Principal Meridian.

and that when the trustee has taken the title thereto, or to any other real estate deceded to the trustee hereunder, the trustee will hold it for the uses and purposes and upon the trusts herein set forth. The following named persons shall be entitled to the earnings, avails and proceeds of said real estate according to the respective interests herein set forth, to-wit: Anne McInerney and Patrick McInerney as joint tenants, not tenants in common as to an undivided 1/2 interest; and Eleanor L. Sablick as to an undivided 1/2 interest and in the event of her death prior to the termination of this trust, her interest not having been transferred or in any manner divested, then to her children hereinafter named, in equal shares, per stirpes, Phyllis A. Adock,

IT IS UNDERSTOOD AND AGREED between the parties hereto, and by any person or persons who may become entitled to any interest under this trust, that the interest of any beneficiary hereunder shall consist solely of a power of direction to deal with the title to said property and to manage and control said property as hereinafter provided, and the right to receive the proceeds from rentals and from mortgages, sales or other disposition of said premises, and that such right in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such; that in case of the death of any beneficiary hereunder during the existence of this trust, his or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law; and that no beneficiary now has, and that no beneficiary hereunder at any time shall have, any right, title or interest in or to any portion of said real estate as such, either legal or equitable, but only an interest in the earnings, avails and proceeds as aforesaid. The death of any beneficiary hereunder shall not terminate the trust nor in any manner affect the powers of the trustee hereunder. No assignment of an interest hereunder shall be binding on the trustee until the original or a duplicate of the assignment is lodged with the trustee.

In case the trustee shall make any advances of money on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, or in case the trustee shall be compelled to pay any sum of money on account of this trust, whether on account of breach of contract, injury to person or property, fines or penalties under any law or otherwise, the beneficiaries hereunder do hereby jointly and severally agree that they will on demand pay to the trustee, with interest thereon at the rate of eight per cent (8%) per annum, all such disbursements or advances or payments made by the trustee, together with expenses, including reasonable attorney's fees of the trustee, and that the trustee shall not be called upon to convey or otherwise deal with said property at any time held hereunder until all of said disbursements, payments, advances and expenses made or incurred by the trustee shall have been fully paid, together with interest thereon as aforesaid. However, nothing herein contained shall be construed as requiring the trustee to advance or pay out any money on account of this trust, or to prosecute or defend any legal proceeding involving this trust or any property or interest thereunder, unless the trustee shall be furnished with funds sufficient therefor or be satisfactorily indemnified in respect thereto.

The beneficiaries shall furnish, pay for and keep in force in the name and for the benefit of the trustee such insurance, (including, without limitation, workmen's compensation, public liability and dram shop liability insurance,) as the trustee may at any time or times request, in such amounts and against such risks and perils as may be specified by the trustee, but if the beneficiaries shall fail, neglect or refuse to comply with any such request the trustee may (but shall not be required to) obtain such insurance and the beneficiaries jointly and severally hereby agree to reimburse the trustee for the premiums for such insurance, together with interest thereon at the rate of eight per cent (8%) per annum.

The beneficiaries, acting unanimously, may by written instrument delivered to the trustee amend or modify this trust agreement in any manner, but no such amendment or modification affecting or changing any duty, liability or responsibility of the trustee shall be effective unless accepted in writing by the trustee.

It shall not be the duty of the purchaser of said premises or of any part thereof to see to the application of the purchase money paid therefor; nor shall any one who may deal with the trustee be required or privileged to inquire into the necessity or expediency of any act of the trustee, or of any of the provisions of this instrument.

This trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere, and the recording of the same shall not be considered as notice of the rights of any person hereunder, derogatory to the title or powers of said trustee.

Any trustee may at any time resign by sending by registered mail a notice of such trustee's intention so to do to each of the then beneficiaries hereunder at his or her address last known to such trustee. Such resignation shall become effective ten days after the mailing of such notices by the trustee. In the event of such resignation, or in the event of the death, dissolution, incapacity or inability to act of any trustee, a successor or successors may be appointed by the person or persons then entitled to direct the trustee in the disposition of the trust property, and the trust property shall thereupon pass to and vest in such successor or successors in trust. In the event that no successor in trust is named as above provided within ten days after the mailing of such notices by the trustee, then the trustee may convey the trust property to the beneficiaries in accordance with their respective interests hereunder, or the trustee may, at the trustee's option, file a complaint for appropriate relief in any court of competent jurisdiction. The trustee, notwithstanding such resignation, shall continue to have a first lien on the trust property for the trustee's costs, expenses, and attorneys' fees and for the reasonable compensation of the trustee.

Every successor trustee or trustees appointed hereunder shall become fully vested with all the estate, properties, rights, powers, trusts, duties and obligations of its, his or their predecessor.  
Successor Trustee is Peter F. Sablick

Richard L. Sablick and Peter F. Sablick

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Recorder's Office

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 It is understood and agreed by the parties hereto and by any person who may hereafter become a party hereto that the trustee will deal with said real estate only when authorized to do so in writing and that the trustee will not substitute any change in the beneficiary or beneficiaries hereunder, unless otherwise directed in writing by the beneficiaries, on the written direction of Anne McInerney and Eleanor L. Sablick

or on the written direction of such person or persons as may be beneficiary or beneficiaries at the time, make deeds for, or otherwise deal with the title to said real estate; provided, however, that the trustee shall not be required to enter into any personal obligation or liability in dealing with said land or to make the trustee liable for any damages, costs, expenses, fines or penalties, or to deal with the title so long as any money is due to the trustee hereunder. Otherwise, the trustee shall not be required to inquire into the propriety of any such direction.

The beneficiary or beneficiaries hereunder shall in his, her or their own right have the management of said property and control of the selling, renting and handling thereof, and any beneficiary or his or her agent shall handle the rents thereof and the proceeds of any sales of said property, and the trustee shall not be called upon to do anything in the management or control of said property or in respect to the payment of taxes or assessments or in respect to insurance, litigation or otherwise, except on written direction as hereinabove provided, and after the payment to the trustee of all money necessary to carry out said instructions. No beneficiary hereunder shall have any authority to contract for or in the name of the trustee or to bind the trustee personally, if any property remains in this trust twenty years from this date it shall be sold at public sale by the trustee on reasonable notice, and the proceeds of the sale shall be divided among those who are entitled thereto under this trust agreement.

Said Co-Trustees shall receive for the services of the trustee in accepting this trust and in taking title hereunder the sum of \$ -0-; also the sum of \$ - 0 - per year for holding title after the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, so long as any property remains in this trust; also the regular and customary fees for making deeds;

and the trustee shall receive reasonable compensation for any special services which may be rendered by the trustee hereunder, or for taking and holding any other property which may hereafter be decided to the trustee hereunder, which fees, charges or other compensation, the beneficiaries hereunder jointly and severally agree to pay.

IN TESTIMONY WHEREOF, said Anne McInerney and Eleanor Sablick

have hereunder affixed their signature and seal the day and date first above written.

Anne McInerney (SEAL)  
Eleanor Sablick (SEAL)  
 And on said day the said beneficiaries have signed this Declaration of Trust and Trust Agreement in order to signify their assent to the terms hereof.

Anne McInerney (SEAL) Address 633 W. 46th Street  
Eleanor Sablick (SEAL) Address Chicago, Illinois 60609  
 \_\_\_\_\_ (SEAL) Address \_\_\_\_\_  
 \_\_\_\_\_ (SEAL) Address \_\_\_\_\_

TRUST AGREEMENT AND DECLARATION OF TRUST (INDIVIDUAL)

dated the 11th day of October 1973 and known as Trust No. 633

Anne McInerney and Eleanor Sablick Co-TRUSTEES

GEORGE E. COLE LEGAL FORMS

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## AMENDMENT TO TRUST AGREEMENT

WHEREAS, the undersigned ANNE McINERNEY and ELEANOR L. SABLICH and PATRICK McINERNEY, are the beneficiaries of a trust created October 11, 1978, wherein ANNE McINERNEY AND ELEANOR L. SABLICH, as Co-Trustees, known as Trust 633 under which Agreement and Deed in Trust duly signed and recorded, the said Co-Trustees under the above Trust, acquired title to the real estate described as:

Lot 74 in Fish and Young's Subdivision of that part of Lot 8 lying West of Wallace Street, in the Assessor's Division of the South West  $\frac{1}{4}$  of Section 4, Town 38 North, Range 14, East of the Third Principal Meridian.

AND WHEREAS, the undersigned desires to amend said Trust Agreement and does hereby amend Trust Agreement by deleting the entire beneficial interest paragraph, which follows the words "to wit" and substituting in lieu thereof the following:

ANNE McINERNEY and PATRICK McINERNEY as joint tenants, not tenants in common as to an undivided  $\frac{1}{2}$  interest, and in the event of their death, their interest in this trust (not having been transferred or in any manner divested, then to their children in equal shares per stirpes, their children are: PATRICK McINERNEY, BERNARD McINERNEY, MAUREEN BRANNIGAN and KATHLEEN McINERNEY;

And ELEANOR L. SABLICH as to an undivided  $\frac{1}{2}$  interest and in the event of her death prior to the termination of this trust, her interest not having been transferred or in any manner divested, then to her children hereinafter named, in equal shares, per stirpes, PHYLLIS A. ADOCK, RICHARD L. SABLICH and PETER F. SABLICH.

The purpose of amending said Trust Agreement is to change the provisions of the beneficial interest of this trust.

IN WITNESS WHEREOF, the undersigned have affixed their signatures and seals this 16th day of April, A.D., 1979

Anne McInerney (SEAL)  
Anne McInerney Beneficiary  
Eleanor L. Sablich (SEAL)  
Eleanor L. Sablich Beneficiary  
Patrick McInerney (SEAL)  
Patrick McInerney Beneficiary

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Anne McInerney (SEAL)  
Anne McInerney Co-Trustee  
Eleanor L. Sablich (SEAL)  
Eleanor L. Sablich Co-Trustee

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STATE OF ILLINOIS } DAVID D. ORR, County Clerk  
 County of Cook }

I, DAVID D. ORR, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County, do hereby certify that the attached is a true and correct copy of the original record on file, all of which appears from the records and files in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office in the City of Chicago, in said County.

*David D. Orr*  
 County Clerk

96190196

DECEDENT'S BIRTH NO.		REGISTRATION DISTRICT NO.	STATE OF ILLINOIS				STATE FILE NUMBER	
		REGISTRATION NUMBER <b>15.10</b>	<b>MEDICAL CERTIFICATE OF DEATH</b>				<b>623479</b>	
DECEASED—NAME		FIRST	MIDDLE	LAST	SEX	DATE OF DEATH (MONTH, DAY, YEAR)		
1		MAUREEN	A	BRANNIGAN	2 Female	3 December 19, 1994		
COUNTY OF DEATH		AGE—LAST BIRTHDAY (YRS)		UNDER 1 YEAR	UNDER 1 DAY	DATE OF BIRTH (MONTH, DAY, YEAR)		
4 Cook		5a. 48		5b. 48	5c. 48	5d. April 9, 1946		
CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER		HOSPITAL OR OTHER INSTITUTION—NAME (IF NOT IN EITHER, GIVE STREET AND NUMBER)				IF HOSP OR INST. INDICATE DOA OPERATED (M. INPATIENT (SPECIFY))		
6a. Chicago		6b. 633 W. 46th Street				6c. Home		
BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY)		MARRIED, NEVER MARRIED, WID. (W.F.), DIVORCED (SPECIFY)		NAME OF SURVIVING SPOUSE (MAIDEN NAME, IF WIFE)		WAS DECEASED EVER IN U.S. ARMED FORCES BY (YES/NO)		
7. Chicago		8a. Divorced		8b. None		9. NO		
SOCIAL SECURITY NUMBER		USUAL OCCUPATION		KIND OF BUSINESS OR INDUSTRY		EDUCATION (1. HIGH SCHOOL 2. COLLEGE 3. POSTGRADUATE)		
10 329-38-3333		11a. Homemaker		11b. Home		12. 12 0		
RESIDENCE (STREET AND NUMBER)		CITY, TOWN, TWP. OR ROAD DISTRICT NO.		INSIDE CITY (YES/NO)		COUNTY		
13a. 9184 S. Road		13b. Palos Hills		13c. Yes		13d. Cook		
STATE		ZIP CODE	RACE (WHITE, BLACK, AMERICAN INDIAN, etc.) (SPECIFY)	OF HISPANIC ORIGIN? (SPECIFY NO OR YES—IF YES, SPECIFY CUBAN, MEXICAN, PUERTO RICAN, etc.)				
13e. Illinois		13f. 60465	14a. White	14b. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES SPECIFY:				
FATHER—NAME		FIRST	MIDDLE	LAST	MOTHER—NAME FIRST MIDDLE (MAIDEN) LAST			
15. Patrick McInerney					Anne Sablich			
INFORMANT'S NAME (TYPE OR PRINT)		RELATIONSHIP		MAILING ADDRESS (STREET AND NO. OR R.F.D., CITY OR TOWN, STATE, ZIP)				
17a. Kathy McInerney		17b. Sister		633 W. 46th Street				
18. PART I.		Enter the diseases, or complications that caused the death. Do not enter the mode of death, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.					APPROXIMATE INTERVAL OF TIME BETWEEN LAST DEATH	
Immediate Cause (Final disease or condition resulting in death)		(a) Klatzkin Tumor						
		DUE TO, OR AS A CONSEQUENCE OF						
CONDITIONS, IF ANY WHICH GIVE RISE TO IMMEDIATE CAUSE (a) STATING THE UNDERLYING CAUSE LAST.		(b) Cardiac arrest						
		DUE TO, OR AS A CONSEQUENCE OF						
PART II. Other conditions contributing to death but not resulting in the underlying cause given in PART I.							19a. NO 19b. NO	
DATE OF OPERATION, IF ANY		MAJOR FINDINGS OF OPERATION			IF FEMALE, WAS THERE A PREGNANCY IN PAST THREE MONTHS?		20c. YES <input type="checkbox"/> NO <input type="checkbox"/>	
20a.		20b.			20c.		20d.	
1 (DO NOT) ATTEND THE DECEASED AND LAST DAY (WHETHER ALIVE OR)		MONTH, DAY, YEAR		WAS CORONER OR MEDICAL EXAMINER NOTIFIED? (YES/NO)		HOUR OF DEATH		
21a.				21b. NO		21c. 3:30 P.M.		
TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED.		DATE SIGNED (MONTH, DAY, YEAR)						
22a. SIGNATURE		22b. 12/21/94						
NAME AND ADDRESS OF CERTIFIER (TYPE OR PRINT)		22c. 125-031079						
22c.		22d.						
NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (TYPE OR PRINT)		23. Robert Freeack		NOTE: IF AN INJURY WAS INVOLVED IN THIS DEATH THE CORONER OR MEDICAL EXAMINER MUST BE NOTIFIED.				
23.		24a. Cremation		24b. CSI		24c. Rosemont Ill		
FUNERAL HOME		24d.		24e.		24f. Dec. 23, 94		
24a.		24b.		24c.		24d.		
FUNERAL DIRECTOR'S SIGNATURE		25b. Rosemary McInerney		25c. 9235				
25b.		25c.		25d. DEC 22 1994				
LOCAL REGISTRAR'S SIGNATURE		25d.		25e.				
25d.		25e.		25f.				

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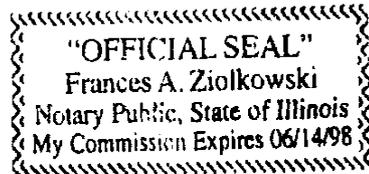
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## STATEMENT BY GRANTOR AND GRANTEE

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 2-26, 1996 Signature: Robert C. Stuykel  
Grantor or Agent

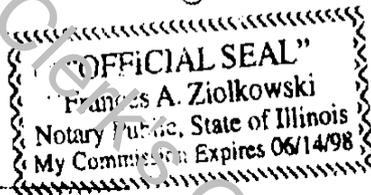
Subscribed and sworn to before me by the said Agent this 26th day of February, 1996.  
Notary Public Frances A. Ziolkowski



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 2-26, 1996 Signature: Robert C. Stuykel  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 26th day of February, 1996.  
Notary Public Frances A. Ziolkowski



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 ABL 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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