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. DEPT-01 RECORDING \$27.50
. T#0008 TRAN 5704 04/17/96 15:00:00
. #2471 # BJ *-96-287572
. COOK COUNTY RECORDER

96287572

WARRANTY DEED IN TRUST

THE GRANTORS THOMAS FLYNN and MARGARET KRESOVICH-FLYNN, of Cook County, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, convey and warrants to THOMAS FLYNN, as Trustee of the THOMAS FLYNN TRUST dated the 21st day of February, 1996 ("Trust"), 2245 W. 35th Street, Chicago, IL 60609-1031, and all and every successor or successors in trust under the Trust, the following described real estate in the County of Cook and State of Illinois:

LOTS 4 AND 5 IN WESTON'S SUBDIVISION OF BLOCK 2 IN J. H. REE'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: Lot 4: 17-31-301-008 and Lot 5: 17-31-301-007

Common Address: 2245 W. 35th Street, Chicago, IL 60609-1031

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein in said agreement set forth.

Full power and authority are hereby granted to said trustees 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 subdivide 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 future, and upon 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

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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 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 an 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 trustees 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 trustees, 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 trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees were 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 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 interest 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.

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 287572

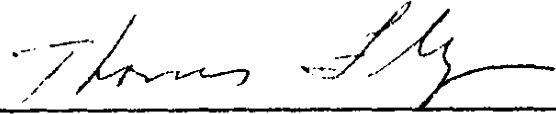
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The grantors have set their hands and seals on February 21, 1996.

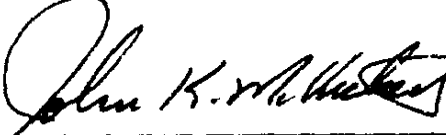

MARGARET KRESOVICH-FLYNN


THOMAS FLYNN

STATE OF ILLINOIS
COUNTY OF DUPage

The undersigned, a Notary Public in and for the County and State, certifies that THOMAS FLYNN and MARGARET KRESOVICH-FLYNN, his wife, personally known to me to be the same persons whose names have been 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.

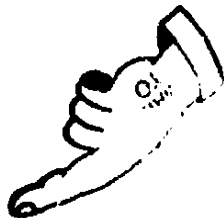
Given under my hand and official seal, this 21st day of February, 1996.


NOTARY PUBLIC

Notary Public in and for the State of Illinois
My Comm. Expires 02/28/98

Prepared by and mail to:

John K. McVickers, Attorney at Law
2800 West Higgins Road, Suite 205
Hoffman Estates, IL 60195
(708)884-4825



Address of Grantee and mail subsequent tax bills to:

Mr. Thomas Flynn
2245 W. 35th Street
Chicago, IL 60609-1031

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Exempt under provisions of Paragraph e
Section 31-45, Property Tax Code.
4/18/16 J.R. McLaughlin
Date Signer, Officer, or Representative

2016-04-18 10:48 AM



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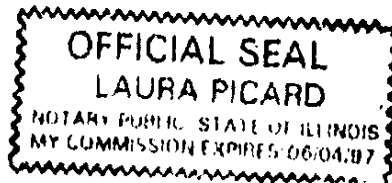
STATEMENT BY GRANTOR AND GRANTEE

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 4-1, 1996 Signature: John B. McVicker
Grantor or Agent

Subscribed and sworn to before me the
said McHenry Co this 1st
day of April, 1996.

Notary Public Laura Picard

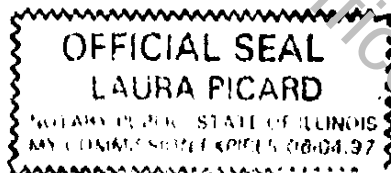


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4-1, 1996 Signature: John B. McVicker
Grantor or Agent

Subscribed and sworn to before me the
said McHenry Co this 1st
day of April, 1996.

Notary Public Laura Picard



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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