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. DEPT-01 RECORDING \$27.50
. T45555 TRAN 0512 06/19/97 09:14:00
. #2658 # YP *-97-438646
. COOK COUNTY RECORDER

WARRANTY DEED IN TRUST

THIS INSTRUMENT WITNESSETH, that **TERRENCE M. RYAN AND JULIA M. RYAN**, married to each other, of the Village of Oak Park, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to **JULIA RYAN** of 740 N. Grove, Oak Park, IL 60302, not personally but solely as Trustee ("said trustee") under the provisions of a trust agreement dated the 12th day of April, 1997, and known as **THE JULIA RYAN TRUST**, and unto all and every successor or successors in trust under said trust agreement, the following described real estate located in the County of Cook, and State of Illinois to wit:

LOT 44 (EXCEPT THE NORTH 17 FEET THEREOF) AND ALL OF LOT 43 IN BLOCK 8 IN WOODBINE ADDITION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD RECOVERED MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-06-313-003

Address of Property: 740 N. Grove, Oak Park, IL 60302

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

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EXEMPTION APPROVED
Janice Kotel
VILLAGE CLERK
VILLAGE OF OAK PARK

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to time, in possession or reversion, by leases to commence in praesenti 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 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 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, 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, providing for the exemption of homestead from sale on execution or otherwise.

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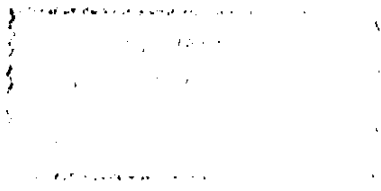
01/11/2010

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01/12/2011



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GRANTORS: TERRENCE M. RYAN AND JULIA M. RYAN

GRANTEE: JULIA RYAN, as Trustee u/t/a dated the 12th day of April, 1997,
and known as THE JULIA RYAN TRUST

Permanent Real Estate Index Number: 16-06-313-003

Address of Property: 740 N. Grove, Oak Park, IL 60302

STATEMENT BY GRANTOR AND GRANTEE

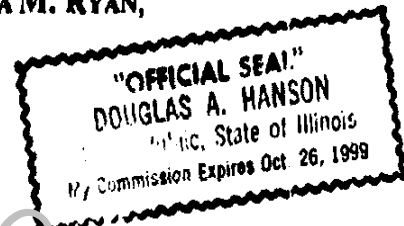
The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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.


JULIA M. RYAN

Dated: 6/2, 1997.

Subscribed and Sworn to before me by the said JULIA M. RYAN,
this 2nd day of June, 1997.


Notary Public

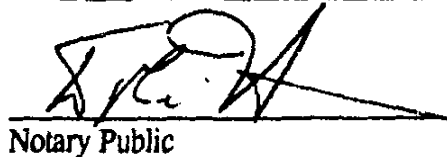


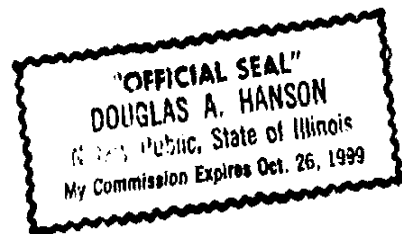
The grantee or grantee's agent affirms and verifies that, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.


JULIA RYAN, TRUSTEE

Dated: 6/2, 1997.

Subscribed and Sworn to before me by the said JULIA RYAN, TRUSTEE,
this 2nd day of June, 1997.


Notary Public



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