

THE GRANTOR(S), VIOLA B. LENNON (an unmarried woman) of the city of Park Ridge, Cook County, Illinois, for and in consideration of One Dollar, and other good and valuable consideration paid in hand, convey and warrant to:

VIOLA B. LENNON, ELIZABETH LENNON and MARTIN J. LENNON, Trustee ("Trustee" regardless of the number of trustees) of 200 South Dee Road, Park Ridge, Illinois 60068, under

the provisions of a trust agreement dated October 6, 1997 and known as THE VIOLA B. LENNON LIVING TRUST DATED October 6, 1997 and unto all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

UNIT NO. 2E AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN FERRARA AND LA CERRA'S ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CHELSEY SQUARE CONDOMINIUM APARTMENTS NORTH, MADE BY CHICAGO TITLE AND TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT KNOWN AS TRUST NO. 55692, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 21797455; TOGETHER WITH AN UNDIVIDED 5.3936 PERCENT INTEREST AS TENANTS IN COMMON IN THE COMMON ELEMENTS (THE IMPROVEMENTS EXCEPT ALL UNITS THEREIN AND THE REAL ESTATE UPON WHICH THEY ARE ERECTED AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND THE SURVEY) IN COOK COUNTY, ILLINOIS.

PIN # 09-34-101-025-1014

Address of Real Estate: 200 South Dee Road, Park Ridge, Illinois 60068



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 13158

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the 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 99 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 to 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 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

\$25.50

S-y  
P-2  
N-N  
M-y  
RHK

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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 real estate in Illinois, or other entity recognized as a person and

97967538

Recorder's Office: Please return document to preparer

Park Ridge, Illinois 60068  
1460 Renaissance Drive, Suite 105  
Prepared by: TERESA NUCCIO  
Mail Tax Bills To: Viola B. Lennon, 200 South Doe Road, Park Ridge, Illinois 60068



NOTARY PUBLIC  
TERESA NUCCIO  
Notary Public, State of Illinois  
My Commission Expires 9/30/2000

I am a notary public for the County and State above. I certify VIOLA B. LENNON, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she/he signed and delivered the instrument as her/his 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 October 6, 1997.

State of Illinois )  
County of Cook )

Signed: \_\_\_\_\_  
Dated: \_\_\_\_\_

EXEMPTION STATEMENT:  
95104, Par. 4.  
Exempt under the provisions of Paragraph (b), Section 4, Real Estate Transfer Act and Cook County Ordinance

VIOLA B. LENNON

The grantor(s) have signed this deed on October 6, 1997.

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

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.

All of 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.

Trustee herein with like powers and authority as is vested in the Trustee named herein.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, such Successor Trustee as designated in the Living Trust Agreement is then appointed as Successor equitable, except as stated.  
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 or 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 or interest therein, legal or

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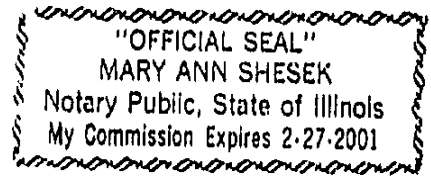
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STATEMENT BY GRANTOR AND GRANTEE

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 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 November 20, 1997 Signature Richard W. Blatten  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 20<sup>th</sup> day of November, 1997.

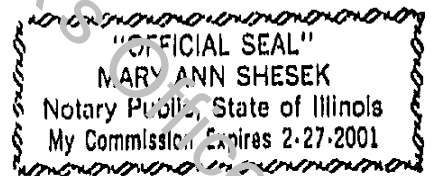


Notary Public Mary Ann Shesek

The Grantee 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 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 Illinois.

Dated November 20, 1997 Signature Richard W. Blatten  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 20<sup>th</sup> day of November, 1997.



Notary Public Mary Ann Shesek

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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