

97016295

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ILLINOIS STATUTORY
WARRANTY DEED

THIS INSTRUMENT PREPARED BY
AND MAIL TO:

Mark Maciasz, Esq.
Lillig & Thorsness, Ltd.
1900 Spring Road, Suite 200
Oak Brook, Illinois 60521

ADDRESS OF GRANTEE AND
SEND SUBSEQUENT TAX BILLS TO:

Bette Ann Kelly, Trustee
8132 West 85th Avenue
Justice, Illinois 60458



DETT-01 RECORDING \$27.50
T50013 TRAN 8245 01/08/97 09:21:00
\$2750 \$ TE *-97-016295
COOK COUNTY RECORDER

This space for recorder's use only

THE GRANTORS, PAUL B. KELLY and BETTE ANN KELLY, his wife, of Justice, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, convey and warrant to BETTE ANN KELLY, Trustee of the Bette Ann Kelly Trust dated December 18, 1996, or her successors in trust, the following described Real Estate in the County of Cook and State of Illinois:

LOT 19 (EXCEPT THE NORTH 1/4 FEET THEREOF) IN GILBERT AND WOLF'S JUSTICE GARDENS, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 18-35-115-005

Property Address: 8132 West 85th Avenue
Justice, Illinois 60458

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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 lease to commence in present or in the 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 review 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 time 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 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 obligated 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, 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

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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 predecessors 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.

IN WITNESS WHEREOF, the grantors have set their hands on December 18, 1996.



PAUL B. KELLY



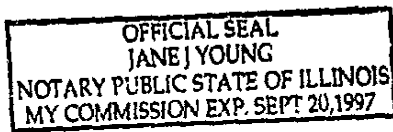
BETTE ANN KELLY

Property of Cook County Clerk's Office

State of Illinois)
) SS
County of DuPage)

The undersigned, a Notary Public in and for the aforementioned County and State, certifies that PAUL B. KELLY and BETTE ANN KELLY, his wife, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and notary seal, this 18th day of December, 1996.





NOTARY PUBLIC

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph c, Section 31-45 of said Law.

 Date December 18, 1996.
Buyer Seller or Representative

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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 12-18, 1996 Signature: Mary A. Harrington
Grantor or Agent

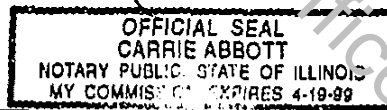
Subscribed and sworn to before me by the said Grant this 17th day of December, 1996.
Notary Public Carrie Abbott



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 12-18, 1996 Signature: Mary A. Harrington
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 17th day of December, 1996.
Notary Public Carrie Abbott



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 of 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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MAPPING SYSTEM

Change of Information

Scannable document - read the following rules

SPECIAL NOTE:

1. Changes must be kept within the space limitations shown...
2. Do Not use punctuation...
3. Print in CAPITAL letters with black pen only...
4. Do Not Xerox form...
5. Allow only one space between names, numbers, and addresses...

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number.
- If you don't have enough room for your full name, just your last name will be adequate...
- Property Index numbers (PIN#) must be included on every form...

PIN NUMBER:

18 - 35 - 115 - 005 -

NAME/TRUST#:

Bette Ann Kelly Trust

MAILING ADDRESS:

8132 W 85th

CITY:

JUSTICE

STATE:

IL

ZIP CODE:

60458 -

PROPERTY ADDRESS:

8132 W 85th

CITY:

JUSTICE

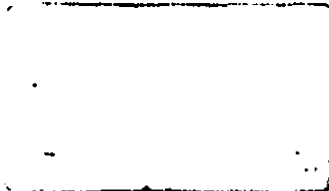
STATE:

IL

ZIP CODE:

60458 -

COOK County Clerk's Office



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