

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

\*\*0002\*\*  
 RECORDIN \* 27.00  
 MAILINGS \* 0.50  
 97254955  
 SUBTOTAL 27.50  
 CHECK 27.50  
 2 PURC CTR 15:02  
 0002 MCH 04/11/97

THIS INDENTURE WITNESSETH, That  
 the Grantors, Jeffrey W. White,  
 a bachelor, Marianne Flanagan,  
 divorced and not since remarried, &  
Marianne Flanagan as guardian  
 of the County of COOK and  
 State of Illinois, for and in  
 consideration of the sum of TEN  
 AND NO/100(10.00)-----Dollars, in  
 hand paid, and of other good and  
 valuable considerations, receipt  
 of which is hereby duly acknow-  
 ledged, Convey and Warrant<sup>S</sup> unto

for Sean Flanagan  
 (See below for  
 additional  
 information on  
 Guardianship for  
 Grantor Sean Flanagan)  
 The above space for Recorder's use only

GRAND NATIONAL BANK, a National Banking Association duly organized and existing  
 under the National Banking Laws and duly authorized to accept and execute  
 trusts within the State of Illinois, as Trustee under the provisions of a  
 certain Trust Agreement, dated the 15th day of January, 1997,  
 and known as Trust Number 6971275, the following described real estate in the  
 County of COOK and State of Illinois, to-wit:

(See legal description attached hereto and incorporated herein as Exhibit "A")  
 pursuant to letters of guardianship issued in Case No. 96P 7204 on  
 August 23, 1996 to Marianne Flanagan as guardian for the estate of  
 Sean Flanagan, a minor and in exercise of power of conveyance by court  
 order entered by Judge Benjamin E. Novoselsky on November 22, 1996.

### 97254955

Permanent Index Number(s) 09-21-305-035 Vol. 091

#### SUBJECT TO

The powers and authority conferred upon said Trust Grantee are set forth on  
 the reverse side hereof and incorporated herein by reference.  
 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 Witness Whereof, the grantors<sup>S</sup> aforesaid have set hereunto set  
 their hand and seal this 1st day of March, 1997.

Jeffrey W. White (SEAL) Marianne Flanagan (SEAL)  
Marianne Flanagan (SEAL) \_\_\_\_\_ (SEAL)  
 Marianne Flanagan, as guardian for Sean Flanagan, a minor

State of Cook }  
 as I, the undersigned, a Notary Public in and for said County,  
 County of Illinois in the state aforesaid, do hereby certify that  
Jeffrey W. White, a bachelor, Marianne Flanagan, divorced and not since  
~~remarried and Marianne Flanagan as Guardian for Sean Flanagan, a minor~~  
 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 free and  
 voluntary act, for the uses and purpose therein set forth, including the release  
 and waiver of the right of homestead.



Given under my hand and notarial seal this 1st  
 day of March, 1997.

Alfred L. Knorr  
 Notary Public

Grantee's Address: 7100 W. Oakton, Niles, Ill. 60714

27.00

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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 and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and 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 to time, in possession or reversion, by leases to commence in presenti or 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 95 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 trust, 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.

This conveyance is made upon the express understanding and condition that neither GRAND NATIONAL BANK, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said trust agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporation whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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, the intention hereof being to vest in said GRAND NATIONAL BANK the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

Property commonly known as: 1714 Forest Ave. DesPlaines, Il. 60016

The above address is for information only and is NOT part of this deed.

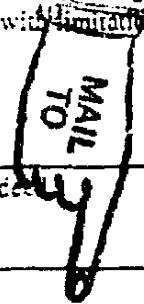
Send subsequent tax bills to: Jeffrey White 1714 Forest DesPlaines, Il. 60016

This instrument was prepared by: Robert B. Ramirez Jr. 1141 Waukegan Road, Glenview, Il.

60025

MAIL TO: GRAND NATIONAL BANK, Trust Division, 7100 West Oakton, Niles, Ill 60714

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## EXHIBIT "A"

LOT SEVENTEEN (17) IN BLOCK SEVEN (7) IN ARTHUR T. MCINTOSH AND COMPANY'S "DESPLAINES HEIGHTS", BEING A SUBDIVISION OF BLOCK TEN (10) IN "NORRIE PARK" A SUBDIVISION OF THAT NORTH PART EAST OF RAILROAD, OF SOUTHEAST QUARTER (1/4) OF SECTION 20, ALSO THAT PART LYING EAST OF RAILROAD AND SOUTH OF "NORRIE PARK" AFORESAID, OF NORTH HALF (1/2) OF SOUTHEAST QUARTER (1/4) OF SAID SECTION 20; ALSO THAT PART WEST OF DESPLAINES ROAD OF NORTH HALF (1/2) OF SOUTHWEST QUARTER (1/4) OF SECTION 21, ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Exempt deed or instrument  
Eligible for recordation  
without payment of tax

*J. A. Stelman*  
City of Des Plaines 31297

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par 2 and Cook County Ord 93-0-27 par 1

Date 9-11-97 Sign. [Signature]

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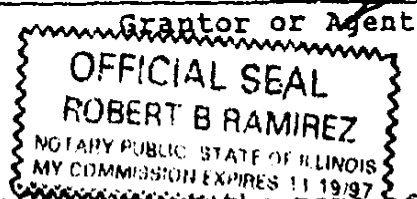
## STATEMENT BY GRANTOR AND GRANTEE

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 4-11-, 19 97

Signature: \_\_\_\_\_

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 11th day of April, 19 97  
Notary Public \_\_\_\_\_

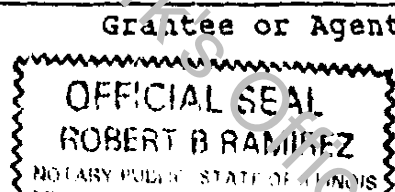


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4-11-, 19 97

Signature: \_\_\_\_\_

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 11th day of April, 19 97  
Notary Public \_\_\_\_\_



NOTE: Any person who knowingly makes 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.)

97251955



**JESSE WHITE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

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