

Ke-Recorded to add 03022789  
Corrected **UNOFFICIAL COPY**

WARRANTY DEED

97375052/21/EA

THE GRANTOR, MARY FREEDOM, A WIDOW, of the VILLAGE OF PALOS PARK, County of COOK, State of ILLINOIS, FOR THE IN CONSIDERATION OF THE SUM OF ten dollars and 00/100 CENTS (\$10.00) in hand paid and other good and valuable consideration, CONVEYS and WARRANTS to:

MARY FREEDOM, TRUSTEE, OF THE FREEDOM FAMILY TRUST DATED 7/5/74, SITUATED AT 12800 SOUTH 84TH AVENUE, PALOS PARK, IL 60464

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

\* This deed is given to correct deed 91-273134

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Subject to general real estate taxes for 1993 and subsequent years and all easements, covenants, condition and restrictions of record.

Permanent Index Number: 23-25-104-035-0000 VOL 152

Property Address: 12800 SOUTH 84TH AVE., PALOS PARK, IL 60464

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 praesenti 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 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 hold or any part of the reversion and to contract respecting the manner of fixing the amount of present

This Warranty is exempt under Paragraph 4(e) of the Real Estate Transfer Tax Act  
Cullen Dyer 11-14-93

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BOX 251

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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.

DATED this 12<sup>th</sup> of October, 1993

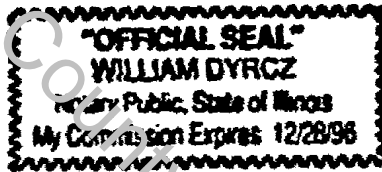
Mary Freedom  
signature

. DEPT-01 RECORDING \$29.00  
. T40011 TRAN 7321 05/28/97 09:30:00  
. #4590 : CG # -97-375052  
. COOK COUNTY RECORDER

State of Illinois }  
                          } SS.  
County of Cook }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do HEREBY CERTIFY, that MARY FREEDOM who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead on the 12<sup>th</sup> day of October, 1993

William Dyrz  
NOTARY PUBLIC



Document prepared by: William Dyrz, 301 White Street, Ste. F, P.O. Box 602, Frankfort, Illinois 60423-0602

Mail to and Send tax bill to: Mary Freedom, 12800 S. 84th Ave., Palos Park, IL 60464

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COOK COUNTY, ILLINOIS  
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or future rentals, to partition or to exchange said property, or and part thereof, for other real or personal property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about 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 hereafter.

In no case shall any party with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered, powered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trust 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 real estate is now or

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## AMENDED LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 350 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 147 DEGREES 33 MINUTES 24 SECONDS WITH THE LAST DESCRIBED LINE A DISTANCE OF 473.98 FEET TO THE PLACE OF BEGINNING; THENCE SOUTHWESTERLY ALONG AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 273.50 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35 TO A POINT IN A STRAIGHT LINE WHICH EXTENDS FROM A POINT IN THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35 WHICH IS 259.88 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35 TO A POINT IN THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35 WHICH IS 262.31 FEET NORTH OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 81.22 FEET MORE OR LESS TO A POINT WHICH IS 401 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE EAST A DISTANCE OF 401 FEET TO A POINT IN THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35 WHICH IS 259.88 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 312.28 FEET MORE OR LESS TO A POINT WHICH IS 750 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE WEST A DISTANCE OF 254.27 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, OVER AND UPON THE WEST 30 FEET OF THE NORTH 910 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CREATED BY GRANTS OF EASEMENTS RECORDED AS DOCUMENT NUMBER 26915648, 26960614, 26993380, 26993381, 27036866, 27036867 AND 27317665 IN COOK COUNTY, ILLINOIS.

PIN. 25-35-104-035

Commonly known as: 12800 S. 84<sup>th</sup> Avenue, Palos Park, IL 60464

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الرقم القياسي للمكتبات: 97375052

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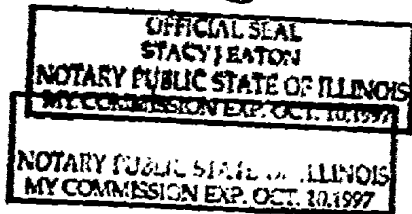
## STATEMENT BY GRANTOR AND GRANTEE

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 11-14, 1993 Signature: William Dyer  
Grantor or Agent

Subscribed and sworn to before me by the said William Dyer this 14th day of Nov, 1993.

Notary Public Stacy Eaton



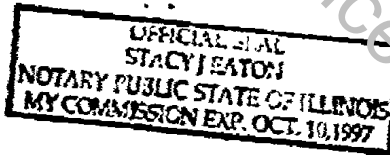
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The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or 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 11-14, 1993 Signature: William Dyer  
Grantee or Agent

Subscribed and sworn to before me by the said William Dyer this 14th day of Nov, 1993.

Notary Public Stacy Eaton



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 ARI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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2005/11/15