

UNOFFICIAL COPY 98059222

WARRANTY DEED IN TRUST

9177/0030 47 002 Page 1 of 3
1998-09-25 15:10:57
Cook County Recorder 25.50

Mail to:

Michael F. Sullivan

3316 West 95th St.

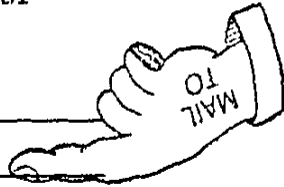
Evergreen Park, IL 60805

Send subsequent tax bill to:

Martin K. McNicholas

9743 South Trumbull

Evergreen Park, IL 60805



COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

THIS INDENTURE, made this 14th day of September, 1998 between MARTIN K. McNICHOLAS and MARGARET CORRIGAN, now known as MARGARET McNICHOLAS, his Wife, parties of the first part, and MARTIN K. McNICHOLAS and MARGARET McNICHOLAS as Co-Trustees under the provisions of a MARTIN K. McNICHOLAS and MARGARET McNICHOLAS TRUST, dated the 14th day of September, 1998, party of the second part, 9743 South Trumbull, Evergreen Park, IL 60805.

WITNESSETH, that said parties of the first part, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby convey and quit-claim unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

The South 40 feet of Lot 24 (except the East 110 feet and except the West 23 feet thereof); also the West 27 feet of the East 137 feet of that part of said Lot 24 which lies North of the South 40 feet thereof in Block 12 in Homestead Addition to Washington Heights, being a Subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
Permanent Tax Number: 24-11-211-137
Address of the Property: 9743 South Trumbull, Evergreen Park, IL 60805

together with the tenements and appurtenances thereunto belonging.

The grantors hereby release and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

IN WITNESS WHEREOF, said part of the first parties has hereunto set their hands and seals this 14th of September, 1998.

Martin K. McNicholas (SEAL) *Margaret McNicholas* (SEAL)
MARTIN K. McNICHOLAS MARGARET McNICHOLAS
VILLAGE OF EVERGREEN PARK

STATE OF ILLINOIS)
) ss REAL ESTATE TRANSFER TAX
COUNTY OF COOK)

Donnette Shaver

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named MARTIN K. McNICHOLAS and MARGARET McNICHOLAS, 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 severally acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 14th day of September, 1998.

OFFICIAL SEAL
MICHAEL F SULLIVAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/31/00

Michael F. Sullivan
Notary Public

Prepared by: Michael F. Sullivan, 3316 West 95th St., Evergreen Park, IL 60805
Sub par. 2 and Cook County Ord. 93-0-27 par. 2
Date 9/25/98 Sign. *Michael F. Sullivan*

ILCS 200/31-45

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time 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 option 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, 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 advances 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 privileges 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 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 thereunder, (c) that said Trustee, or any successor in trust, 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 vest with all the title, estate, right, 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 Grantee, 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 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 corporations 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 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 Grantee the entire legal and equitable title in fee simply, in and to all of the real estate above described.

This deed is executed by the party of the first part, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to, and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee name herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and mortgages upon said real estate recorded in said county.

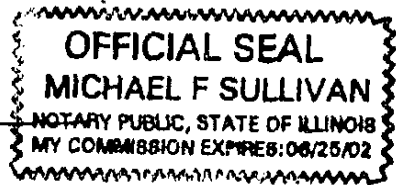
STATEMENT BY GRANTOR AND GRANTEE

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 a foreign corporation 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: 9/25, 1998 Signature: Martin K. B. Nicholas
Grantor/Agent

Subscribed and sworn to before me by the said Grantor/Agent this 25th day of SEPTEMBER, 1998.

Notary Public Michael F. Sullivan

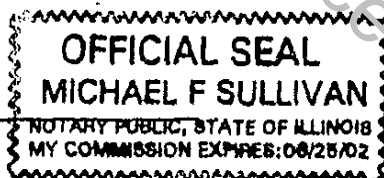


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 9/25, 1998 Signature: Margaret K. Nicholas
Grantee/Agent

Subscribed and sworn to before me by the said Grantee/Agent this 25th day of SEPTEMBER, 1998.

Notary Public Michael F. Sullivan



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

UNOFFICIAL COPY

Property of Cook County Clerk's Office