

UNOFFICIAL COPY

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1999-05-03 10:57:57
Cook County Recorder 33.50



99423014

Recording requested by and
when recorded return to:

Mr. and Mrs. Phillip S. Mahoney, Grantees
3880 Fairview Road
Reno, NV 89511

Mail tax statements to:
Same as above

Permanent Real Estate Index Number:
15-12-434-026-0000



GRANT DEED

THIS INDENTURE, made the 11 day of March, 1999, by and between
PHILLIP S. MAHONEY and SUSAN T. MAHONEY, Grantors, and PHILLIP S.
MAHONEY and SUSAN T. MAHONEY, Trustees of THE MAHONEY FAMILY
TRUST, Grantees,

WITNESSETH:

That the said Grantors, holding title as joint tenants with right of survivorship,
hereby grant all of their right, title, and undivided one third (1/3) interest in said property
to PHILLIP S. MAHONEY and SUSAN T. MAHONEY, Grantees, their heirs and
assigns forever, to hold as Trustees of THE MAHONEY FAMILY TRUST dated
March 11, 1999, whose Trustees are, at the time of recording, PHILLIP S.
MAHONEY and SUSAN T. MAHONEY, whose successors and appointees are also
named in that instrument known as the Certificate of Trust of said trust agreement, further
identified as Exhibit "A", attached hereto and made a part hereof, to be held and
administered as their community property, all interest in and to that certain lot, piece or
parcel of land situated in the County of Cook, State of Illinois, commonly known as 303
Marengo, Forest Park, IL and described as follows:

S.Y
P.7
N-
M-y
G/BM

Permanent Real Estate Index Number:


15-12-434-026-0000

Lots 8 and 9 and the South 1/2 of Lot 7 in Kiefer's Subdivision of Lot 3 (except the North 1 acre thereof) in the Subdivision of Block 29 and 37 in Railroad Addition to the Harlem in the South 1/2 of the Southeast 1/4 of the Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said Grantees, as their community property.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.


PHILLIP S. MAHONEY


SUSAN T. MAHONEY

Property of Cook County Clerk's Office

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STATE OF NEVADA)
) ss.
 COUNTY OF WASHOE)

On this 11 day of March, 1999, before me, the undersigned, a Notary Public, appeared PHILLIP S. MAHONEY and SUSAN T. MAHONEY, personally known to me (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS MY OFFICIAL SEAL

[Handwritten Signature]

Notary Public in and for said
 County and State



This document prepared by
 The Law Office of Michael S. Gregg
 A Professional Corporation
 416 Ridge Street, Reno, Nevada 89501
 775-322-8746

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31.45
 SUB. PAR. E and Cook County Ord. 93-0-27 par 4.

Date: March 11, 1999

Sign: Michael S. Gregg, attorney

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Exhibit "A"

CERTIFICATE OF TRUST

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

THE UNDERSIGNED GRANTORS HEREBY CERTIFY THE FOLLOWING:

- 1. This Certificate of Trust relates to THE MAHONEY FAMILY TRUST (the "Trust") created by trust agreement (the "Trust Agreement") executed by PHILLIP S. MAHONEY and SUSAN T. MAHONEY. This Declaration of Trust was executed on March 11, 1999, at Reno, Nevada. This Declaration of Trust is revocable by the Grantors.
2. The names of the Grantors are PHILLIP S. MAHONEY and SUSAN T. MAHONEY.
3. The names of each original trustee are PHILLIP S. MAHONEY, social security number 530-58-1904, and SUSAN T. MAHONEY, social security number 323-54-0165.
4. The name and address of each trustee empowered to act under the Trust Agreement at the time of the execution of this Certificate of Trust is:
Primary Trustees: PHILLIP S. MAHONEY and SUSAN T. MAHONEY or the Survivor of Them 3880 Fairview Road Reno, NV 89511
Successor Trustee: JOHN T. TRACEY, SR. 9569 E. Yucca Scottsdale, AZ 85260
Alternate Successor Trustee: DANIEL MORONEY 9120 Wigwam Reno, NV 89506
5. The trustees are authorized without limitation by the Trust Agreement to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert or allot the trust property, including real and personal property, and to sell upon deferred payments.

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- 6. The Trust Agreement has not been revoked.
- 7. The undersigned hereby represent that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the Trust Agreement or amendments to it that limit the powers of the Trustee to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, allot or sell upon deferred payments trust property, including real and personal property.
- 8. The form in which title to assets of the trust is to be taken is:

PHILIP S. MAHONEY and SUSAN T. MAHONEY, Trustees of THE MAHONEY FAMILY TRUST dated March 11, 1999.

Philip S. Mahoney
 PHILLIP S. MAHONEY

Susan T. Mahoney
 SUSAN T. MAHONEY

Subscribed and sworn to before me

this 11 day of March, 1999.

Kim Nunez

 Notary Public In and For
 Said County and State



The Law Office of Michael S. Gregg
 A Professional Corporation
 416 Ridge Street, Reno, Nevada 89501
 775-322-8746

EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER
PUBLIC ACT 87-543
COOK COUNTY ONLY

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 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.

Date 3/11/99 Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN to before me by
Said Grantor this 11 day of March
[Signature]

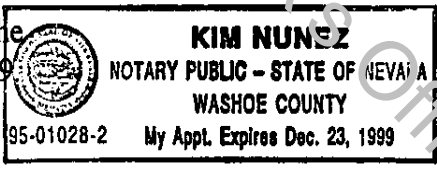


Notary Public

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.

Date 3/11/99 Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN to before me by the
Grantee this 11 day of March, 1999
[Signature]



Notary Public

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.)