

## Mail to:

Jay A. Slutzky  
7749 N. Milwaukee  
Niles, IL 60714



## Send Tax Bill to:

Herbert J. Ryan, Trustee  
8006 W. Oakton  
Niles, IL 60714

THE GRANTORS, ROBERT J. RYAN and SHEILA RYAN, his wife, (SHEILA RYAN is executing this instrument solely for the purposes of waiving homestead rights, if any), of Chicago, in the County of Cook, in the State of Illinois, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, HERBERT J. RYAN, Trustee under the provisions of a trust agreement dated the 12th day of October, 1998, and known as HERBERT J. RYAN DECLARATION OF TRUST (hereinafter referred to as "said trustee", regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement the following described Real Estate, to wit:

Lot 472 in Zelosky's Colonial Gardens Subdivision of the West Fractional Half of the South East Fractional Quarter of Fractional Section 8, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index No.: 13-08-418-417

Address of Real Estate: 4918 N. Marmora, Chicago, IL 60630

Subject to the following, if any: Covenants, conditions and restrictions of record; private, public and utility easements; all applicable zoning laws and ordinances; general taxes for the year 1998 and subsequent years.

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the

# UNOFFICIAL COPY

terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, or their predecessor 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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.

DATED this 5TH day of MAY, 1999.

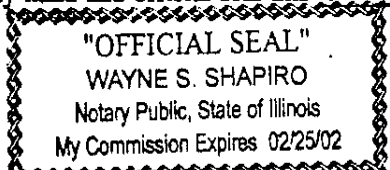
[Signature]  
ROBERT J. RYAN

[Signature]  
SHEILA RYAN, who is executing this instrument solely for the purposes of waiving homestead rights, if any

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT J. RYAN and SHEILA RYAN, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 5th day of MAY, 1999.



[Signature]  
Notary Public

This instrument prepared by  
Jay A. Slutzky  
7749 N. Milwaukee Avenue  
Niles, IL 60714

Exempt under Real Estate Transfer Law 35 ILCS 200/31-45  
sub par. E and Cook County Ord. 93-0-27 par E  
Date: 5/5/99  
Signature [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 MAY 12, 19 99

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

Grantor or Agent

Subscribed and sworn to before me  
this 12<sup>th</sup> day of

MAY, 19 99

Notary Public \_\_\_\_\_

**"OFFICIAL SEAL"**  
Jay A. Slutzky  
Notary Public, State of Illinois  
My Commission Expires 8/28/2002

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 MAY 12, 19 99

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

Grantee or Agent

Subscribed and sworn to before me  
this 12<sup>th</sup> day of

MAY, 19 99

Notary Public \_\_\_\_\_

**"OFFICIAL SEAL"**  
Jay A. Slutzky  
Notary Public, State of Illinois  
My Commission Expires 8/28/2002

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.)