

UNOFFICIAL COPY 99221368

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Cook County Recorder 31.50



99221368

THE ABOVE SPACE FOR RECORDER'S USE ONLY

This Indenture Witnesseth, That the Grantor Timothy J. Twohill and Patricia A. Twohill, his wife

of the County of Cook and the State of Illinois for and in consideration of

Ten Dollars and no/100 (\$10.00)

and other good and valuable consideration in hand paid, convey ___ and Warrant ___ unto **LaSalle National Trust, N.A.**, a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the ___ day of ___ 19 ___ known as Trust Number _____, the following described real estate in the County of Cook and State of Illinois, to-wit:

see attached

Prepared By: James Daubach, 415 N. LaSalle St., #500, Chicago, IL 60610

Property Address: 4064 N. Mobile, Chicago, IL 60634

Permanent Real Estate Index No. 13-17-309-083

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(SEAL)

(SEAL)

J. Matthew Truitt

Thomas J. Truitt

of February 19 99

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this first day of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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.

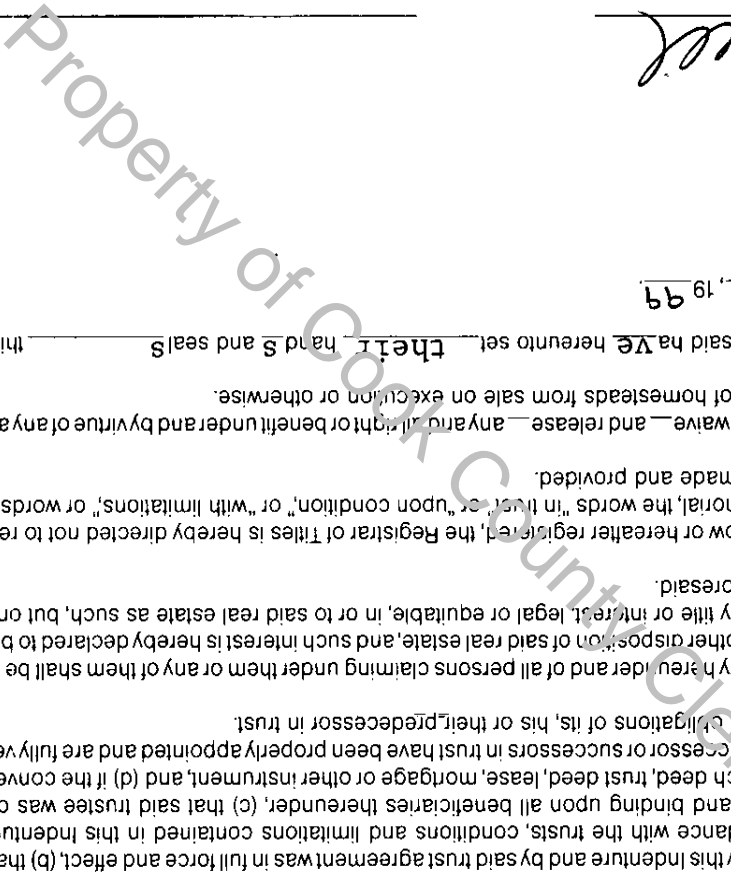
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance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

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.

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 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 trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment hereof and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

Full power and authority is hereby granted to said trustee to improve, 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 lease 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 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.

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.



State of Illinois

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County of Cook

S.S.

James Daubach

a

Notary Public in and for said County, in the State aforesaid, do hereby certify that _____

PATRICIA A. Twohill AND

Timothy J. Twohill



personally known to me to be the same person S whose name S

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 seal this 1ST day of Feb A.D. 19 99

Notary Public.

Property of Cook County Clerk's Office

Box 350

Deed In Trust
Warranty Deed

Address of Property

To
LaSalle National Trust, N.A.
Trustee

LaSalle National Trust, N.A.
135 South LaSalle Street
Chicago, Illinois 60674-9135

EXHIBIT A

Parcel I

The South 26.67 feet of the North $\frac{1}{2}$ of Lot 52 in Frederick H. Bartlett's Subdivision of the North $\frac{7}{8}$ of the West $\frac{1}{2}$ of the South West $\frac{1}{4}$ of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel II

Easement for the benefit of Parcel I for ingress and egress and driveway over and across and upon the North 40 feet of the South 30.67 feet of the East 147.75 feet of the North $\frac{1}{2}$ of Lot 52 aforesaid as created in Declaration of Easement recorded with the Recorder of Deeds of Cook County on May 5, 1975 as Document No. 23070278. Subject of easement created in Document No. 23070278.

Property of Cook County Clerk's Office

EXHIBIT B

Patricia A. Twohill and Timothy J. Twohill, as joint tenants, provided that, upon the death of either, any interest he or she have shall thereafter be held by the survivor, and provided further that, upon the death of the last of Timothy J. Twohill and Patricia A. Twohill, any interest he or she may have shall thereafter be held by Kelly Jane Scott. Timothy J. Twohill and Patricia A. Twohill jointly during their lifetime, may sell, assign, transfer or otherwise dispose of all or any part of their beneficial interest hereunder, or all or any part of the trust property, and may use and consume proceeds thereof, and that they also may amend, alter or revoke from time to time, any provisions herein made for successors in interest in event of their death, by an instrument in writing which shall in each case be filed with and accepted by the trustee hereunder.

Property of Cook County Clerk's Office

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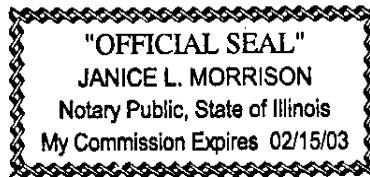
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3/1, 1999

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 1st day of March, 1999.

Notary Public Janice Morrison



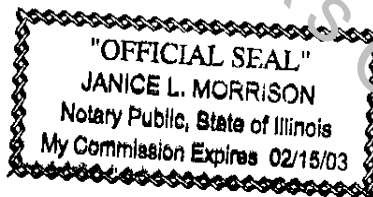
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/1, 1999

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 1st day of March, 1999.

Notary Public Janice Morrison



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.)