

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH that the Grantor, ANNETTE C. O'BRIEN, a widow, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid, and other good and valuable considerations receipt of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS unto ANNETTE C. O'BRIEN, not individually but as Trustee under the provisions of Article SEVENTH of the Last Will and Testament of John V. O'Brien, Deceased, and known as JOHN V. O'BRIEN TESTAMENTARY TRUST, whose address is 1424 Bonita Drive, Park Ridge, Illinois 60068, the following described real estate in the County of Cook and State of Illinois, to wit:

PERMANENT PROPERTY INDEX NO. 12-02-101-043-0000
LOT 19 IN GLEN OAKS ESTATES NO. 1, A SUBDIVISION OF LOT 2 OF JOHN BATTCHER ESTATE DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

TO HAVE AND TO HOLD the said premises with the

apportances 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 subdivide 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

3311265

3977133



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 4364

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4
PER. 8
Cook County Ord. 56104
Date 5-18-91
Sign *Ann Marie O'Brien*

UNOFFICIAL COPY

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 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 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 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 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 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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

3977133

WALLACE B. KEMP
135 South LaSalle Street
Chicago, Illinois 60603

This instrument was prepared by:

[Signature]

WITNESS:

[Signature]
ANNETTE C. BRIEN

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 18 day of May, 1991.

the Trust created in 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 or in some amendment thereto and in said John V. O'Brien Last Will and Testament and binding upon all beneficiaries thereunder, (c) that said 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 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 predecessors in trust. And the Grantor expressly waives and releases 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 or execution or otherwise.

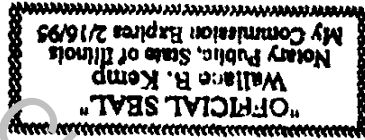
UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

3977133

Property of Cook County Clerk's Office



Notary Public
My Commission Expires:

1991

I, WALLACE B. KEMP, a Notary Public, in and for the said County in the State aforesaid, do hereby certify that ANNETTE C. O'BRIEN, a widow, 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 the uses and purposes herein set forth, including the release and waiver of the right of homestead.
GIVEN under my hand and Notarial seal, this 18th day of

STATE OF ILLINOIS }
COUNTY OF COOK }
SS.

UNOFFICIAL COPY

INDPLICATE

3977133

3977133

3977133

Property of Cook County Clerk's Office

Delivered to

3977133

Remainder to

3977133

+ Wallace Kemp
30 C Northwood Rd
Riverside, IL
60546

Wallace Kemp

9
777133

UNOFFICIAL COPY

SPENCER AND KEAR
ATTORNEYS AT LAW
SOUTH LA STATE STREET - SUITE 1400
CHICAGO, ILLINOIS 60604
TELEPHONE (312) 573-8800

Wallace B. Kear
Attorney
306 Westmore
Riverside, Ill.
Costs

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

3977133