

UNOFFICIAL COPY

00513257

4569/0052 2D 001 Page 1 of 4
2000-07-11 10:58:16
Cook County Recorder 27.00

TRUSTEE'S DEED INTO TRUST

THIS TRUSTEE'S DEED made this 2nd day of May, 2000, between Grace Ann Sanfilippo, not individually, but as Trustees of the Grace Ann Sanfilippo 1998 Trust dated December 14, 1998, ("Grantor") and Grace Sanfilippo, not individually, but as Trustee of the Grace Sanfilippo Charitable Remainder Unitrust dated May 2, 2000, 117 El Porton, Los Gatos, California 95032 ("Grantee").



00513257

WITNESSETH, That Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said trustee and of every other power and authority the Grantor hereunto enabling, hereby CONVEYS and WARRANTS unto the grantee, in fee simple title, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

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of
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THAT PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID NORTHEAST ¼ OF SECTION 14, SAID POINT BEING 300.0 FEET NORTH OF THE INTERSECTION OF THE SAID WEST LINE OF THE NORTHEAST ¼ WITH A LINE WHICH IS 31 RODS 15 LINKS NORTH OF AND PARALLEL, WITH THE SOUTH LINE AT THE SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 14; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST ¼ OF SECTION 14 TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST ¼ OF SECTION 14, 783.50 MORE OR LESS, TO THE CENTER LINE OF THATCHER ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF THATCHER ROAD TO THE POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ¼ OF SECTION 14, AND WHICH RUNS THROUGH THE POINT OF BEGINNING; THENCE WEST ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING, (EXCEPT FROM THE ABOVE THE NORTH 50 FEET AND EXCEPT THE WEST 50 FEET) ALSO (EXCEPT FROM THE ABOVE THE NORTH 200 FEET OF THE WEST 200 FEET THEREOF AND THE SOUTHERLY 76 FEET OF THE EASTERLY 221 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Numbers: 12-14-200-076; 12-14-200-083; 12-14-200-084

Commonly known as: 8301-8337 West Lawrence Avenue and 4731-4737 North Cumberland,
* Norridge, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement and set forth herein.

BOX 333-CTI

CHICAGO TITLE 1401-0078 6/949 -DI-MJR-1K

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Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said 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 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, 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 thereof, 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.

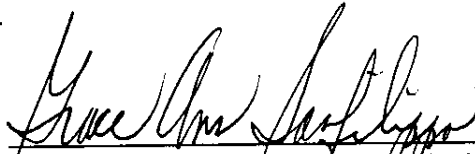
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises or be obliged to see that the terms of the 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 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 conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof 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 predecessor in trust.

And the said Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Florida, providing the exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, the Grantor, as trustee as aforesaid, hereunto sets her hand and seal the day and year first above written.



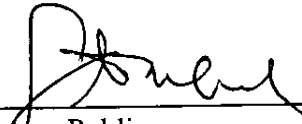
Grace Ann Sanfilippo, not individually, but as
Trustee of the Grace Ann Sanfilippo 1998 Trust
dated December 14, 1998

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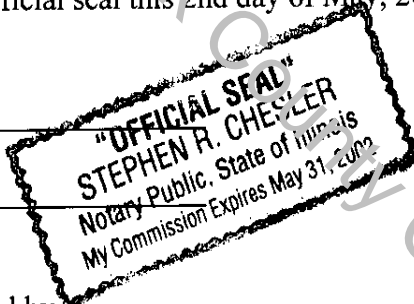
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Grace Ann Sanfilippo, not individually, but as Trustees of the Grace Ann Sanfilippo 1998 Trust dated December 14, 1998, 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 and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of May, 2000.



Notary Public
My commission expires: _____



This instrument was prepared by
and after recording return to:

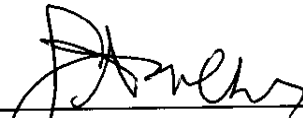
Send subsequent tax bills to:

Stephen R. Chesler, Esq.
Schwartz & Freeman
401 N. Michigan Ave., Ste., 1900
Chicago, Illinois 60611

Grace Sanfilippo, Trustee of the Grace
Sanfilippo Charitable Remainder Unitrust
117 El Porton
Los Gatos, California 95302

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: May 2, 2000



Signature

STATEMENT BY GRANTOR AND GRANTEE
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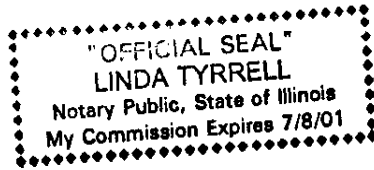
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated 7-10, ~~19~~ ²⁰00 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the
said AGENT

this 10th day of July
~~19~~ ²⁰00.

Linda Tyrrell
Notary Public



00513257

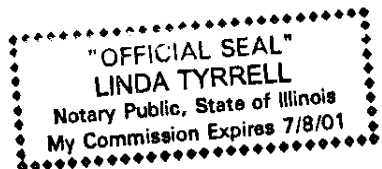
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7-10-, ~~19~~ ²⁰00 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the
said AGENT

this 10th day of July
~~19~~ ²⁰00.

Linda Tyrrell
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]