

**WARRANTY DEED IN TRUST**

Record & Mail Document to:

Louis V. Pavone  
Loss, Pavone & Orel  
2311 W. 22nd St. #315  
Oak Brook IL 60523

Mail Tax Bill to:

Bortolo & Rosa Farneda  
8735 West 45th Place  
Lyons, IL 60534



00935229

The above space for recorder's use only

THIS INDENTURE, WITNESSETH, THAT the Grantors **BORTOLO FARNEDA and ROSA FARNEDA**, his wife, of the Village of Lyons, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrant(s) unto **ROSA FARNEDA**, 8735 West 45th Place, Lyons, Illinois (Grantee's Address), as **Trustee under the provisions of a Trust Agreement dated the 7th day of November, 2000 and known as the ROSA FARNEDA LIVING TRUST and unto all and every successor or successors in trust under said trust agreement**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1:

Unit 206 in Lincoln Lofts Condominiums, as delineated on a survey of Lots 3 through 13, inclusive, in John P. Altgeld's Subdivision of Blocks 1, 2, 3, 4, and 7 and the North 1/2 of Block 6 in the Subdivision of that part lying northeasterly of the center line of Lincoln Avenue of the northwest 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "D" to the Declaration of Condominium Ownership recorded September 3, 1996 as Document 96672710, in Cook County, Illinois, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use of parking space 35, a limited common element as set forth in Declaration of Condominium aforesaid.

**Pin No: 14-29-100-040-1006**

**Property Address: 3151 North Lincoln, Unit 206, Chicago, Illinois 60657**

Exempt under the provisions of Paragraph E,  
Section 31-45, Real Estate Transfer Tax Law  
Date: November 7, 2000

*Bortolo B. Farneda*  
\_\_\_\_\_  
Buyer, Seller or Representative

3P  
H-H

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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 set forth.

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, in possession or reversion, by leases to commence in the present or in the 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.

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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 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 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.

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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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

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sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 7th day of November, 2000.

*Bortolo B. Farneda*

[SEAL]

Bortolo Farneda

*Rosa Farneda*

[SEAL]

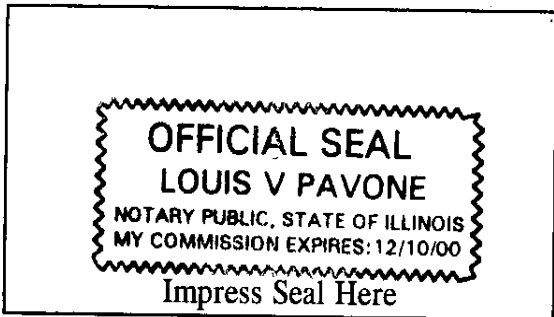
Rosa Farneda

State of Illinois )  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **BORTOLO FARNEDA and ROSA FARNEDA** 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 notarial seal this 7th day of November, 2000.

*Louis V. Pavone*

Notary Public



This instrument prepared by Louis V. Pavone, 2311 W. 22nd St., Suite 315, Oak Brook, Illinois, 60523

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## STATEMENT BY GRANTOR AND GRANTEE

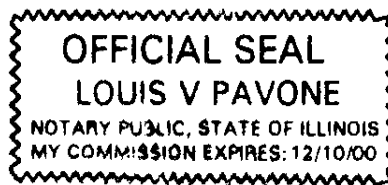
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: November 7, 2000

Rosa Sarneda  
Grantor or Agent

Subscribed and Sworn to be me by  
the said grantor November 7, 2000

Louis V Pavone  
Notary Public



00935829

The grantee 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.

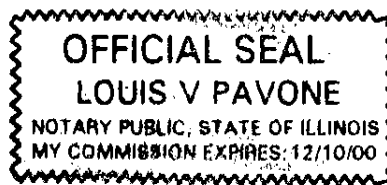
Dated: November 7, 2000

Signature:

Rosa Sarneda  
Grantee or Agent

Subscribed and Sworn to be me by  
the said grantee November 7, 2000

Louis V Pavone  
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 31-45 of the Illinois Real Estate Transfer Tax Act.)