

**DEED IN TRUST**

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**THE GRANTOR (NAME AND ADDRESS)**

Francesco Modica and Rose Modica also known as Rosa Modica, husband and wife

916 N. Mason Lane

(The Above Space For Recorder's Use Only)



of the city of Des Plaines County of Cook, and State of Illinois, in consideration of the sum of ten and no/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants to Francesco Modica and Rosa Modica, as Co-Trustees of the Francesco Modica and Rosa Modica Declaration of Trust dated JUNE 11 2001 Exempt deed or instrument eligible for recordation without payment of tax. **EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER TAX ACT.**

Permanent Index Number (PIN): 09-21-108-013 City of Des Plaines 6-22-01/11/01 Francesco Modica Date Representative

Address(es) of Real Estate: 916 N. Mason Lane, Des Plaines, Illinois 60016

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

# UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County Benedetto Domenico Modica or any other Successor Trustee as directed in the Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

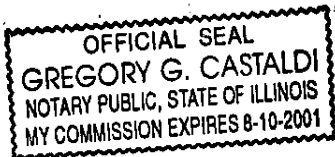
The Grantor \_\_\_\_\_ hereby waive \_\_\_\_\_ and release \_\_\_\_\_ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 11th day of JUNE 2001

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Francesco Modica (SEAL) Rose Modica (SEAL)  
 Francesco Modica Rose Modica also known as  
 Rosa Modica  
 \_\_\_\_\_ (SEAL) Rosa Modica (SEAL)

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 Francesco Modica and Rose Modica also known as Rosa Modica, husband and 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.



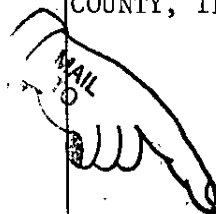
IMPRESS SEAL HERE

Given under my hand and official seal, this 11th day of JUNE 2001  
 Commission expires 8/10/01 19  

This instrument was prepared by Gregory G. Castaldi, 5521 N Cumberland, #1109, Chicago, IL 60656  
(NAME AND ADDRESS)

### Legal Description

LOT 25 IN ALBERT CLARK'S SUBDIVISION OF THE EAST 350 FEET OF THE WEST 372 FEET OF LOT 24 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTH WEST 1/4 IN THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THAT PART OF LOT 169 IN THE TOWN OF RAND LYING NORTH OF AFORESAID TRACT AND SOUTH OF THE CENTER OF MINOR STREET IN COOK COUNTY, ILLINOIS.



MAIL TO:

**Law Office of Gregory G. Castaldi**  
**5521 N Cumberland Ste 1109**  
**Chicago, IL 60656**

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Francesco Modica  
(Name)  
916 N. Mason Lane  
(Address)  
Des Plaines, Illinois 60016  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATEMENT BY GRANTOR AND GRANTEE

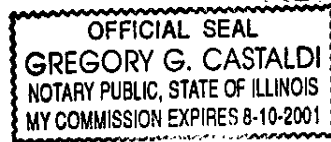
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or Foreign corporation authorized to do business or acquire and hold title to real estate 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 6/11/01

Signature Francesco Modica  
Grantor or Grantee

Subscribed and Sworn to before me by the said Grantor this 11th day of June, 2001.

Notary Public [Signature]



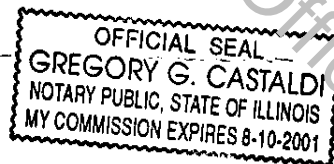
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 6/11/01

Signature Francesco Modica  
Grantee or Agent

Subscribed and Sworn to before me by the said Grantee this 11th day of June, 2001.

Notary Public [Signature]



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 a Class A misdemeanor for subsequent offenses.

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