### UNOFFICIAL

778 (90 53 01 Page 1 of 4 2001-09-20 13:18:27

Cook County Recorder

27.50

This instrument was prepared by, and after recording should be mailed to:

0010877326

Kenneth S. Freedman Attorney at Law 40 Skokie Boulevard, Suite 630 Northbrook, Illinois 60062



(THE ABOVE SPACE RESERVED FOR RECORDING DATA)

#### **QUIT CLAIM DEED IN TRUST**

The Grantor, MALY F. RUGGERO, a widow, of the City of Des Plaines, County of Cook, and State of Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration paid, conveys and quit claims to ANGELINE M. RUGGERO, AS TRUSTEE UNDER THE ANGELINE M. RUGGERO TRUST DATED FEBRUARY 25, 1995, whose address is 650 South River Road, Des Plaines, Illinois 60016 (hereinafter referred to as "said Trustee"), and to all and every successor or successors in trust under said Trust Agreement, the following described real estate situated in Cock County, Illinois:

UNIT 2-407 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER \*\*CINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97131342 AND AS AMENCED FROM TIME TO TIME, IN PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTER, HER SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P2-31 AND STORAGE SPACE NUMBER S2-31, AS LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

PERMANENT INDEX NUMBER: 09-17-416-029-1098

Exempt deed or instrument eligible for recordation without payment of tax

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. City of Des Plaines

Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof: to dedicate parks, streets, highways or alleys; to vacate

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any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof directly to a trust grantee or to a successor or successors in trust and to grant 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 real estate, or any part thereof; to lease said real estate, or any part thereof, from time to time, in possession 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 term in s 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 real estate, or any part thereof, for outer cal 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 real estate or any part thereof; and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money corrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Truster, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrat of Titles of said county) 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, if any, and binding upon all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, le ise. 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 under said Trust Agreement 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.

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Sold Colling Clarks

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If the title to any of the above real estate 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 case made and provided.

And the said grantor hereby 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 on execution or otherwise.

MARY F. RUGGERO (SEAL)

STATE OF ILLINOIS

) ss

COUNTY OF COOK )

I, EURABEM REVES \_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARY F. XUGGERO, a widow, who is 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, on June 15 2001.

Mail Tax Bills To: Ms. Angeline M. Ruggero 650 South River Road Des Plaines, Illinois 60016 OFFICIAL STAL

ELIZABETH REYES

MY COMMISSION EXPIRES O (110/015)

I hereby declare that this deed represents a transaction exempt under the provisions of Paragraph \_\_\_\_\_\_\_, Section 4 of the Real Estate

Transfer Tax Act.

e-16-2401

Date

Attorney At Law

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#### STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of grantor's knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is that of 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: June, 2001	Signature: //w//////////////////////////////////
9	Grantor or Agent
Subscribed and sworn to before	
me on June	
Tours day	FFICIAL SEAL" }
	ANNE SANCHEZ
	ARY FUSION STATE OF ILLINOIS \$ OMMISSION EXPIRES 7/9/2005 \$
	morning.
The grantee or grantee's age	ent affirms and vorifies that the name of the grantee shown on the
	terest in a land trust is that of either a natural person, an Illinois
	authorized to do business or acquire and hold title to real estate
	to do business or acqui e and hold title to real estate in Illinois
	on and authorized to do bus ness or acquire and hold title to real
estate under the laws of the State of	I Illinois.
	$\mathcal{N}_{0}$
Dated: June <u>/</u> 5, 2001	Signature: Alm Model
Dated. June, 2001	Grantee or Age t
Subscribed and sworn to before	
me on June, 2001	
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S I ALIRA ANI	NE SANCHEZ ( )

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.

MY COMMISSION EXPIRES 7/9/2005

(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.)

## **UNOFFICIAL COPY**

LAURA ANNE SANCHEZ HOTAD FURUL STATE OF DELICH MY COMMISSION EXPRES IN 1995 4

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LAURE / NNE BANGHEZ WYTHN FUNG JAREON BURGE WY DAN KERON BRIBESTJERZOUS

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