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Cook County Recorder

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect therea, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)
Tony Scianna and Maria Scianna,
husband and wife

0010828793

4653 N. Opal

(The Above Space For Recorder's Use Only)

of the <u>village of Norridge</u> County of <u>Cook</u>, and State of Illinois, in consideration of the sum of <u>ten and no/100</u> Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and <u>warrants</u> to <u>See Exhibit "A" for Grantees</u>

Names and Addresses attached hereto and made a part hereof

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

Permanent Index Number (PIN): 12-13-113-002

0/28/0/ Date

Representativa

Address(es) of Real Estate: 4653 N. Opal, orridge, Illinois 60706

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 teams, 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. (c) 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 199 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County Carlo Scianna 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

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1/2/2005 VN Chr with million	
Charles Charles Charles Castaldi 5521 N. Cumberland, #1109, Chi	<u>cago, IL</u> 6065
Commission expires 4/3/2005 19 NOTARY PUBLIC  This instrument was prepared by Gregory G. Castaldi, 5521 N. Cumberland, #1109, Chi  (NAME AND ADDRESS)	
<i>-</i>	1

## Tegal Description

LOT 2 IN BLOCK 4 IN FREDRICKSON AND COMPANY'S NORRIDGE MANOR, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 AND SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SEND SUBSEQUENT TAX BILLS TO: Tony Scianna L<u>aw Office of Gregory G. Castald</u>i (Name) 5521 N Cumberland Ste 1109 4653 N. Opal (Address) Chicagovals 60656 MAIL TO: Norridge, Illinois 60706 (City, State and Zip) (City, State and Zip) RECORDER'S OFFICE BOX NO. -OR

#### **EXHIBIT A**

### **Grantees Names and Address:**

To each, an undivided one-half interest, not as joint tenants with rights of survivorship, but as tenants-in-common:

Tony Scianna, as Trustee of the Tony Scianna Trust dated February 25, 1999 4653 N. Opal Norridge, Illinois 60706

Maria Scienna, as Trustee of the Maria Scianna Trust dated February 25, 1999 4653 N. Opal Norridge, Illino's 60706

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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

Dated

Signature\_

Subscribed and Sworn to before

me by the said

this <u>J&U</u> day of 2001.

"OFFICIAL SEAL" Elizabeth Chmielewski Notary Public, State of Illinois My Commission Exp. 04/03/2005

Notary Public

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

Signature

Grantee or Agent

Subscribed and Sworn to before

me by the said

this <u>284</u> day of <u>a</u> 2001.

"OFFICIAL SEAL" Elizabeth Chmielewski Notary Public, State of Illinois My Commission Exp. 04/03/2005

Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C Note: misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.