

QUIT CLAIM DEED IN TRUST

THE GRANTORS, RAY G. MUELLER and JOANN FONTANA, n/k/a JOANN FONTANA-MUELLER, Husband and Wife, of 4724 North Overhill, Norridge, IL 60706, County of Cook, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to RAYMOND G. MUELLER and JOANN FONTANA-MUELLER as Trustees under the terms and provisions of a certain Trust Agreement dated the 1st day of January, 2002 and designated as the

COOK COUNTY RECORDER EUGENE "GENE" MOORE ROLLING MEADOWS

RAYMOND G. MUELLER and JOANN FONTANA-MUELLER DECLARATION OF TRUST, and to any, and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described Real Estate:

LOT 44 IN BLOCK 3 IN FREDRICKSON AND COMPANY'S FIRST ADDITION TO NORRIDGE MANOR, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 10 FEET THEREOF) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-13-117-023-0000 Address of Real Estate: 4724 North Overhill, Norridge, IL 60706-4525

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act.

Date: January 30, 2002 Representative: [Signature]

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 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, streets, 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 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 complied 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

Handwritten initials/signature

**UNOFFICIAL COPY**

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 Trustees herein named, to act, or upon his or her removal from the County, then MITCH FONTANA and FRANK FONTANA are hereby appointed as Successor Co-Trustees herein with like powers and authority as is vested in the Trustees named herein.

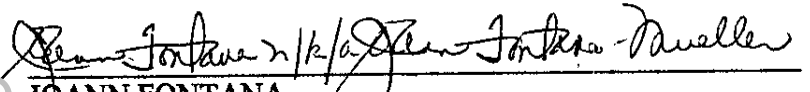
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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 Grantors 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 1st day of January, 2002

  
RAY G. MUELLER,  
a/k/a RAYMOND G. MUELLER

  
JOANN FONTANA,  
w/a JOANN FONTANA-MUELLER

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 RAY G. MUELLER and JOANN FONTANA, n/k/a JOANN FONTANA-MUELLER, 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.

Given under my hand and official seal this 1st day of January, 2002.

Commission Expires: July 7, 2002

  
Notary Public

This instrument was prepared by: James R. Carlson, 7601 West Montrose Avenue, Norridge, IL 60706-1045

**MAIL TO:**

RAYMOND G. MUELLER and  
JOANN FONTANA-MUELLER

4724 North Overhill  
Norridge, IL 60706-4525

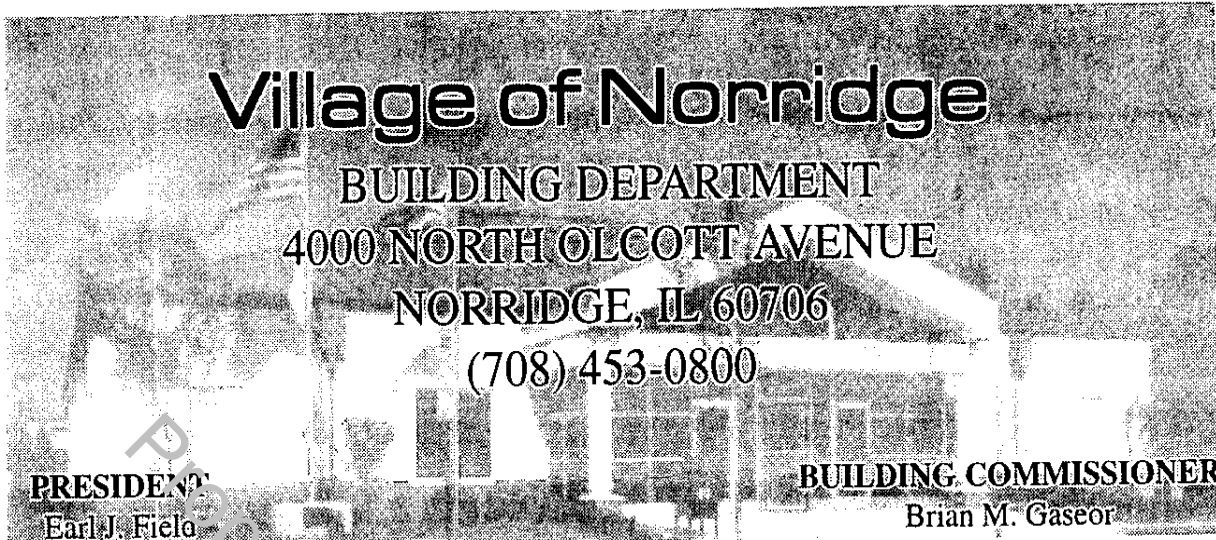


**SEND SUBSEQUENT TAX BILLS TO:**

RAYMOND G. MUELLER and JOANN FONTANA-MUELLER DECLARATION OF TRUST

4724 North Overhill  
Norridge, IL 60706-4525

DATE 01/31/02 TS Certificate Number 2002TS-0819



**REAL ESTATE INSPECTION CERTIFICATE**

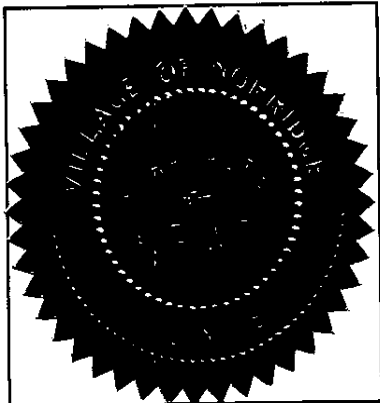
A REAL ESTATE INSPECTION CERTIFICATE is hereby issued for the conforming use of the building located in the Village of Norridge, Illinois at:

4724 OVERHILL AV  
 which the building is now being used or will be used as a SINGLE FAMILY RESIDENCE  
 and is located in the R-1 Zoning District of the Village of Norridge.

This certificate does not authorize any change in the use of the building, any alteration or reconstruction, or any extension or enlargement to said building except in accordance with the requirements of the Zoning Ordinance as amended, the Building Code and all other pertinent ordinances of the Village of Norridge.

**IMPORTANT NOTE:**

A new certificate is required for each change in use or after alterations of said premises. A new certificate also voids any certificate of a prior date issued in connection with an application for a Certificate of Occupancy. *This certificate expires thirty(30) days after its issuance.*



Village of Norridge

Building Commissioner

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2180-27005

07/11/10

2180-27005

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1-1

Property of Cook County Clerk's Office





STATEMENT BY GRANTOR AND GRANTEE

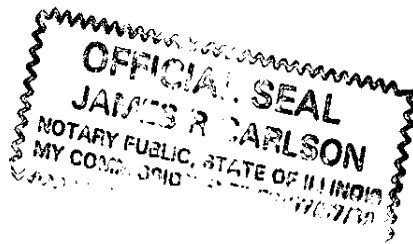
The Grantor or his Agent affirms that to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 1/1/02

Signature: [Signature] Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor this 1st day of

January, 2002. [Signature] Notary Public



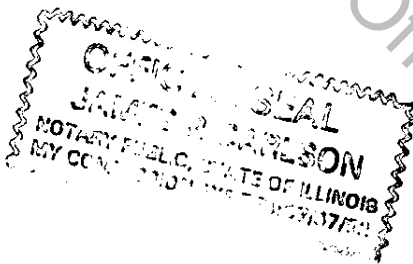
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: 1/1/02

Signature: [Signature] Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 1st day of

January, 2002. [Signature] 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 a Class A Misdemeanor for subsequent offenses.