

DEED IN TRUST

PREPARED BY AND MAIL TO:

THOMAS P. RUSSIAN
GOLDSTINE, SKRODZKI, RUSSIAN
NEMEC AND HOFF, LTD.
835 McClintock Dr./Second Floor
Burr Ridge, Illinois 60527
Phone: 630/655-6000



MAIL TAX BILL TO:

Harry Mazzone
2820 Kensington
Westchester, IL 60154

(The Above Space For Recorder's Use Only)

THE GRANTOR(S), HARRY MAZZONE and HELEN MAZZONE, husband and wife, of the City of Westchester, County of Cook, State of Illinois, for the consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM to: HARRY MAZZONE (or his designated successor), as Trustee of the HARRY MAZZONE 2001 TRUST under agreement dated October 30, 2001, 2820 Kensington, Westchester, IL 60154, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 3 IN PATRONSKI AND SPYCHALA SUBDIVISION IN THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 443 AND 444 IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER IN THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE VACATED ALLEY LYING WEST AND ADJACENT TO PARCEL 2, IN COOK COUNTY, ILLINOIS.

COMMONLY

KNOWN AS: 1234 Westchester Boulevard, Westchester, IL 60153

P.I.N.: 15-21-101-254 and 15-21-101-212

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Westchester

5-1-02
G. Souna

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and the Trustee is specifically granted and given the power and authority:

- (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
- (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options; to convey, manage or otherwise dispose of the real estate;
- (c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of the HARRY MAZZONE 2001 TRUST under agreement October 30, 2001; and
- (f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated the 30th day of October, 2001, and known as the HARRY MAZZONE 2001 TRUST.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

DATED this 1st day of May, 2002.

Harry Mazzone
HARRY MAZZONE

Helena Mazzone
HELEN MAZZONE

Exempt under the provisions of Paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

5-1-02
Date

Harry Mazzone
Buyer, Seller or Representative HARRY MAZZONE

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HARRY MAZZONE and HELEN MAZZONE, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing document appeared before me this day in person and acknowledged that they signed, sealed and delivered the same 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 May, 2002.

Rita M Landato
Notary Public



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

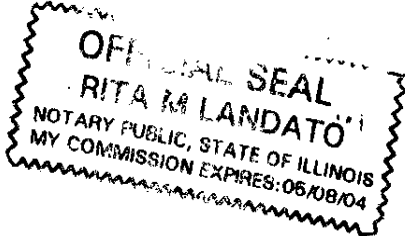
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated 5-1-02, 2002

Signature: Harry Mazzone
HARRY MAZZONE, Grantor or Agent

Subscribed and sworn to before me by the said HARRY MAZZONE this 1st day of May, 2002.

Notary Public [Signature]



The grantee or his/her 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 5-1-02, 2002

Signature: Harry Mazzone
HARRY MAZZONE, Grantee or Agent

Subscribed and sworn to before me by the said HARRY MAZZONE this 1st day of May, 2002.

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 of a Class A misdemeanor for subsequent offenses.

[attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Article 31, Section 31-45 of the Property Tax Code.]