

DEED IN TRUST
(ILLINOIS)

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Cook County Recorder - 27.50



0020826121

THE GRANTOR GUY ZENZOLA and NARDEAN ZENZOLA,
his wife
of the County of Cook and State of Illinois

for and in consideration of Ten and No/100 (\$10.00)
DOLLARS, and other good and valuable considerations in hand paid,

Convey and (WARRANT ~~XXXXXXXXXXXXXXXXXXXX~~) unto
GUY ZENZOLA and NARDEAN ZENZOLA
721 N. Broadway
Park Ridge, IL 60068

Co- (Name and Address of Grantee)
as Trustees under the provisions of a trust agreement dated the 17th
day of June, ~~19~~ 2002, and known as

Trust Number 021339J (hereinafter referred to as "said trustee,"
regardless of the number of trustees,) and unto all and every successor or
successors in trust under said trust agreement, the following described real
estate in the County of Cook and State of Illinois, to wit:

Above Space for Recorder's Use Only

See attached Legal Description



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 20251

Permanent Real Estate Index Number(s): 09-27-221-034-0000

Address(es) of real estate: 721 N. Broadway, Park Ridge, IL 60068

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.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property 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 premises or any part thereof to a successor or successors in trust and to grant to 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 property, or any part thereof; to lease said property, 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 terms 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 property, or any part thereof, for other real 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 premises or any part thereof; and to deal with said property 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.

Handwritten initials/signature

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, 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 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.

If the title to any of the the above lands 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 grantors hereby expressly waive and release 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 17th day of June, 2002.

GUY ZENZOLA (SEAL) NARDEAN ZENZOLA (SEAL)

State of Illinois, County of Illinois ss.

I, the undersigned, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

GUY ZENZOLA and NARDEAN ZENZOLA, his wife

OFFICIAL SEAL JOYCE E EFFLANDT NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/08/02 personally known to me to be the same persons whose name 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 17th day of June, 2002

Commission expires 10-08-02 JOYCE E. EFFLANDT NOTARY PUBLIC

This instrument was prepared by Bruce M. Jancovic, 444 N. Northwest Hwy, #205, Park Ridge (Name and Address) IL 60068

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE Bruce M. Jancovic, Ltd. (Name) 444 N. Northwest Hwy., #205 (Address) Park Ridge, IL 60068 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Guy and Nardean Zenzola (Name) 721 N. Broadway (Address) Park Ridge, IL 60068 (City, State and Zip)

Exemption under the provisions of paragraph 2, Section 4 of the Real Estate Transfer Act

OR RECORDER'S OFFICE BOX NO.

Date: June 17, 2002 Signature: Joyce E. Efflandt

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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 Illinois.

Dated: June 17, 2002

Signature: [Signature]
Grantor/Agent

Subscribed and sworn to before me by the said Agent this 17th day of June, 2002.



Notary Public Joyce E. Efflandt

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: June 17, 2002

Signature: [Signature]
Grantee/Agent

Subscribed and sworn to before me by the said Agent this 17th day of June, 2002.



Notary Public Joyce E. Efflandt

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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COOK COUNTY CLERK'S OFFICE
111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60601
TEL: 312.603.4500 FAX: 312.603.4501

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Legal Description

of premises commonly known as 721 N. Broadway, Park Ridge, IL 60068

Lot 2 in Scafa's Resubdivision of Lots 1,2,4 and 5 in the First Addition to Hamlin-Broadway Addition to Park Ridge, being a subdivision of Lots 1 and 2 in Block 4 in Columbia Subdivision of the Southwest ¼ of the Northeast ¼ lying South of Railroad of Section 27, Township 41 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded January 5, 1960 as document 17749832, also the vacated South ½ of Milton Avenue lying East of the East line of Broadway Avenue, extended North and lying Southwesterly of the southwesterly line of Chicago and Northwestern Railroad Company's right of way, also vacated Avondale Avenue lying West of the West line of Hamlin Avenue extended North, and South of the South line of Milton Avenue extended East (except the North 25.0 feet, as measured on the West line of Hamlin Avenue, of the Easterly 9.0 feet as measured on the Northerly line of said Avondale Avenue) in Cook County, Illinois.

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