

DEED IN TRUST
(ILLINOIS)



THE GRANTOR, DENISE J. MASTRO, an unmarried woman, of the City of Forest Park, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS unto

DENISE J. MASTRO as Trustee under the provisions of a trust agreement dated the 18th day of November, 2002, and known as the DENISE J. MASTRO LIVING TRUST AGREEMENT,

(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:

LOT SIX (6) IN THE SUBDIVISION OF LOTS ONE (1) TO SIX (6) IN BLOCK TWO (2) OF HENRY G. FOREMAN'S SUBDIVISION OF BLOCKS TWO (2) AND THREE (3) IN J. D. LEHMER'S SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH EAST QUARTER LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHERN PACIFIC RAILROAD AND THAT PART OF THE SOUTH HALF OF THE EAST HALF OF THE NORTH WEST QUARTER LYING NORTH OF SAID RIGHT OF WAY AND EAST OF THE EASTERLY LINE OF DES PLAINES AVENUE OF SECTION THIRTEEN (13) TOWNSHIP THIRTY NINE (39) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS: 607 THOMAS AVE., FOREST PARK, ILLINOIS 60130.

Permanent Real Estate Index Number (PIN): 15 - 13 - 219 - 018 - 0000

Address of Real Estate: 607 Thomas Ave., Forest Park, IL 60130

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, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often 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 99 years, and to renew to 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 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.

Consideration less than One Hundred (\$100.00) Dollars. I hereby declare that the attached deed represents a transaction exempt under the provisions of 65 ILCS 405/1-2(b) and the Transfer Act.

Date: 11-18-02 Kennan A Ward, atty to grant

Handwritten initials and signature: OA, S-V, MJ, DW

UNOFFICIAL COPY

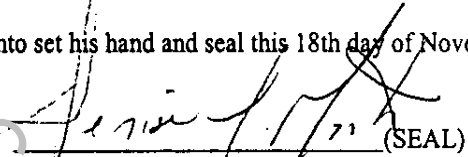
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or 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 all of 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 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 grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 18th day of November, 2002.


DENISE J. MASTRO (SEAL)

of Illinois, County of Cook ss.

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

DENISE J. MASTRO, an unmarried woman

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 as 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.

PRESS SEAL HERE

with my hand and official seal, this 18th day of November, 2002.

My commission expires May 18, 2006.


NOTARY PUBLIC

This instrument was prepared by Robert A. Motel, 4433 West Touhy Avenue, Suite 465, Lincolnwood, Illinois 60712.

WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Robert A. Motel
4433 W. Touhy, Suite 465
Lincolnwood, Illinois 60712

Denise J. Mastro
607 Thomas Ave.
Forest Park, Illinois 60130

0030015107

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-18-2006
OFFICIAL SEAL
ROBERT A. MOTEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-18-2006

UNOFFICIAL COPY

0030015107

STATEMENT BY GRANTOR AND GRANTEE

The grantors and or their agent affirms that, to the best of their knowledge, the names of the grantees 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 persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

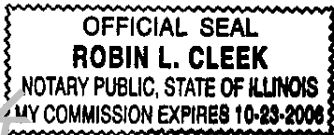
Dated: November 18, 2002

Signature: Denise J. Mastro, atty. + agent
DENISE J. MASTRO

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID DENISE J. MASTRO, grantor
THIS 18th DAY OF NOVEMBER, 2002

Robin L. Cleek
NOTARY PUBLIC



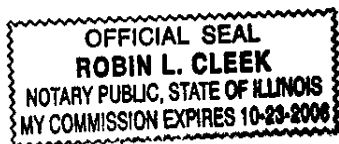
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: November 18, 2002

Signature: Denise J. Mastro, atty + agent
DENISE J. MASTRO, Trustee for the
Denise J. Mastro Living Trust Agreement,
dated November 18, 2002, Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID DENISE J. MASTRO, grantee
THIS 18th DAY OF NOVEMBER, 2002.

Robin L. Cleek
NOTARY PUBLIC



UNOFFICIAL COPY

Property of Cook County Clerk's Office