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2003-03-06 15:01:56

Cook County Recorder 28,50

Daniel W. Sherman, Attorney At Law,
prepared this document.



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After recording, please return to:

Thomas J. Graziano
Deirdre Graziano
2032 N. Mohawk
Chicago, IL 60614



(Above Space for Recorder's Use Only)

DEED IN TRUST
(with Waiver of Homestead)

Thomas J. Graziano and Deirdre Graziano, husband and wife, of the City of Chicago, County of Cook, State of Illinois (herein together, called the "Grantors"), for and in consideration of \$10, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant unto Deirdre Graziano, as Trustee under a certain Trust Agreement dated February 28, 2003, as amended, and unto all and every successor or successors in trust under the Trust Agreement, all interest in the following described real property situated in the County of Cook, State of Illinois (the "Property"), to wit:

Lot 11 in Sub Block 2 in Block 28 in Canal Trustee's Subdivision of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

I hereby declare this Deed represents a transaction exempt under 35 ILCS 200/31-45(e).

Dated: February 28, 2003

Signed: Daniel W. Sherman
Daniel W. Sherman, Attorney At Law

Permanent Real Estate Index Number(s): 14-33-129-021-0000

Address of Real Estate: 2032 N. Mohawk St., Chicago, IL 60614

This property is conveyed subject to the following matters: all easements, restrictions, conditions and other matters of record including but not limited to current real estate taxes and assessments and matters that a current survey of the Property would disclose.

TO HAVE AND TO HOLD the Property with the appurtenances upon the trusts and for the uses and purposes herein and in the Trust Agreement as set forth.

1. A 100% interest in the full power and authority is hereby granted to the Trustee, to improve, manage, protect and subdivide the Property or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the 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 the Property 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 the Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the Property, or any part thereof; to lease the Property, or any part thereof, from time to time, in possession or reversion, by leases to commence now or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of

any single demise a 199 year term, 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 the 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 the Property or any part thereof; and to deal with the 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.

2. In no case shall any party, in dealing with the Trustee regarding the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the Property 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 the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee relating to the Property 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 the 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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.

3. 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 the Property, 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 the Property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 portion of the Property 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 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.

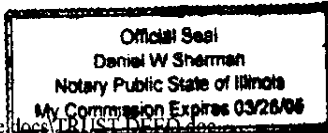
Thomas J. Graziano (SEAL)
THOMAS J. GRAZIANO

DATED this: 28 day of February, 2003.
Deirdre Graziano (SEAL)
DEIRDRE GRAZIANO

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for Cook County, State of Illinois, DO HEREBY CERTIFY that Thomas J. Graziano and Deirdre Graziano appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th day of Feb., 2003.

Daniel W. Sherman
NOTARY PUBLIC



UNOFFICIAL COPY
STATEMENT BY GRANTOR AND GRANTEE

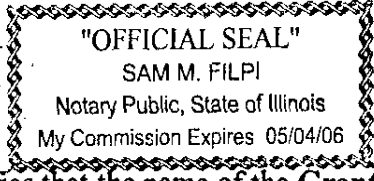
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The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 March 6, 2003

Signature: *Daniel W. Sherman*
Grantor or Agent

Subscribed and sworn to before me
by the said Daniel W. Sherman
this 6 day of March, 2003
Notary Public *[Signature]*

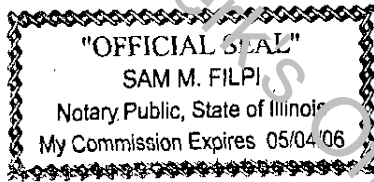


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 6, 2003

Signature: *Daniel W. Sherman*
Grantee or Agent

Subscribed and sworn to before me
by the said Daniel W. Sherman
this 6 day of March, 2003
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.

(Attached 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.)

Revised 10/02-cp



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS