

# UNOFFICIAL COPY

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357/0004 55 003 Page 1 of 3  
2000-05-25 10:09:31  
Cook County Recorder 25.50

## DEED IN TRUST (ILLINOIS)

THE GRANTORS, JOSEPH A. SANFRATELLO and SHARON M. SANFRATELLO, His Wife, of the City of Chicago Heights, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), CONVEY and WARRANT to JOSEPH SANFRATELLO, as Trustee of THE JOSEPH SANFRATELLO TRUST, dated August 13, 1996, as to an undivided one half interest and to SHARON SANFRATELLO, as Trustee of THE SHARON SANFRATELLO TRUST, dated August 13, 1996, as to the remaining one half interest, of 835 Thomas Street, Chicago Heights, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



00378735

**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
MARKHAM OFFICE**

ALL OF LOT 4, THE NORTH 40 FEET OF LOT 5, IN BLOCK 4, IN SUBDIVISION OF BLOCKS 3 & 4, MACKLER HIGHLANDS 6<sup>TH</sup> ADDITION, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ILLINOIS, ON AUGUST 14, 1961, AS DOCUMENT NUMBR 1992626.

PERMANENT REAL ESTATE INDEX NUMBER: 32-18-314-014 AND 32-18-314-020  
PROPERTY ADDRESS: 835 Thomas Street, Chicago Heights, IL 60411

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 as desired; to contract or 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 title, estate, power and authorities vested in said trustee; to donate, to dedicate, to mortgage, plead 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.

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 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 the 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.

*AS*  
2000

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 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 for sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 17<sup>th</sup> day of April, 2000.

*Joseph A. Sanfratello*  
JOSEPH A. SANFRATELLO (SEAL)

*Sharon M. Sanfratello*  
SHARON M. SANFRATELLO (SEAL)

EXEMPTION APPROVED

*Rachel M. Sagar*  
CITY CLERK  
CITY OF CHICAGO HEIGHTS

NO TAXABLE CONSIDERATION PURSUANT TO PARAGRAPH 4E OF THE REAL ESTATE TRANSFER TAX ACT.

*A. A. Catullo*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH A. SANFRATELLO and SHARON M. SANFRATELLO, His 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 17<sup>th</sup> day of April, 2000.

Commission Expires 10-16-00

*Patrice A. Catullo*  
NOTARY PUBLIC

OFFICIAL SEAL  
PATRICE A. CATULLO  
Notary Public, State of Illinois  
My Commission Expires 10/16/00

This instrument was prepared by Anthony G. Catullo, 18141 Dixie Highway, Suite 108, Homewood, Illinois 60430.

Mail-To: Anthony G. Catullo, 18141 Dixie Highway, Suite 108, Homewood, IL 60430

Mail Subsequent Tax Bills To: Joseph A. Sanfratello, Trustee, 835 Thomas Street, Chicago Heights, IL 60412



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EXEMPT FROM DISCOVERY  
JULY 15 2010  
CLERK OF COURT  
JUDICIAL BRANCH  
219 N. LAUREL ST. CHICAGO, IL 60601

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 4-17-2000, 19\_\_\_\_ Signature: Joseph A. Sanfratello  
Grantor or Agent

Subscribed and sworn to before me  
by the said Jos. A. Sanfratello  
this 17<sup>th</sup> day of April, 19\_\_\_\_.

Notary Public Patricia A. Catullo

"OFFICIAL SEAL"  
PATRICIA A. CATULLO  
Notary Public, State of Illinois  
My Commission Expires 10/16/00

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 4-17-2000, 19\_\_\_\_ Signature: Joseph A. Sanfratello  
Grantee or Agent

Subscribed and sworn to before me  
by the said Jos. A. Sanfratello  
this 17<sup>th</sup> day of April, 19\_\_\_\_.

Notary Public Patricia A. Catullo

"OFFICIAL SEAL"  
PATRICIA A. CATULLO  
Notary Public, State of Illinois  
My Commission Expires 10/16/00

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)