

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS) 03038130

0003
RECORDIN # 25.00
MAILINGS # 0.50
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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, GARY A. RICCO AND DENISE M. RICCO,
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~~ ~~QUIT CLAIM~~) unto
DENISE M. RICCO, NOT INDIVIDUALLY BUT AS TRUSTEE
UNDER THE DENISE M. RICCO REVOCABLE TRUST AGREEMENT
DATED JULY 22, 1993, AND ANY AMENDMENTS THERETO,
OR HER SUCCESSORS IN INTEREST,

(The Above Space For Recorder's Use Only)

the following described real estate in the County of COOK and State of Illinois, to wit:
LOT TO IN WILSPERWOODS OF NORTHBROOK BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, EXCEPT THEREFROM THE NORTH 821.50 FEET THEREOF, ACCORDING TO THE PLAT THEREOF RECORDED
OCTOBER 17, 1989 AS DOCUMENT 89491600, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER

Permanent Real Estate Index Number(s): 04-17-403-015-0000

Address(es) of real estate: 3154 WILSPERWOODS COURT, NORTHBROOK, IL 60062

JESSE WHITE
RECORDER'S OFFICE

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth,
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 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 the present 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 the term of 199 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 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 way 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 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, 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 memorial 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 in and to hereunto set their hands and seals, this 7th day of December, 1993.

GARY A. RICCO (SEAL) DENISE M. RICCO (SEAL)

State of Illinois, County of COOK, ss.
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GARY A. RICCO AND DENISE M. RICCO, HIS WIFE, personally known to me to be the same person as whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they, he, she, 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 7th day of December, 1993

Commission expires February 17, 1997 Karil Greenwald NOTARY PUBLIC

This instrument was prepared by BRIAN S. DENENBERG, 790 FRONTAGE ROAD, NORTHBROOK, ILLINOIS 60093 (NAME AND ADDRESS)

THE WITNESSES WANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: BRIAN S. DENENBERG (Name)
790 FRONTAGE ROAD (Address)
NORTHBROOK, IL 60093 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
GARY A. AND DENISE M. RICCO (Name)
3154 WILSPERWOODS COURT (Address)
NORTHBROOK, IL 60062 (City, State and Zip)

APFLEX "RIDERS" OR REVENUE STAMPS HERE
Stamp: United Real Estate Transfer Tax Act Sec. 4
Date: 12/14/93
Sign: [Signature]
Cook County Ord. 510M Par. E

OFFICIAL SEAL
KARIL GREENWALD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/17/97

MAIL TO

2550
RL

UNOFFICIAL COPY

03032130

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

RECORDED
JESSIE WHITE
COOK COUNTY

Property of Cook County Clerk's Office



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03038130

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, 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 12-7, 1993

Signature: Gary A. Ricco

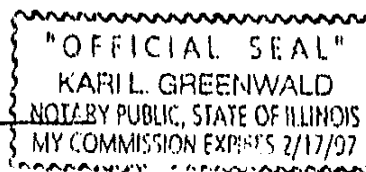
Grantor or Agent

Subscribed and sworn to before me by the said Gary A. Ricco this 7th day of December

19 93

Notary Public

Kari L. Greenwald



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, 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 12-7, 1993

Signature: Denise Ricco

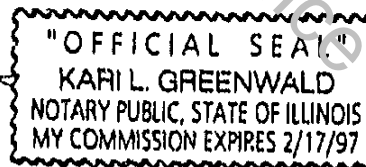
Grantee or Agent

Subscribed and sworn to before me by the said Denise Ricco this 7th day of December

19 93

Notary Public

Kari L. Greenwald



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.)

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