

03074401

DEED IN TRUST
(ILLINOIS)

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THE GRANTOR S, ANTONIO MENTESANA and GIOVANNA MENTESANA, his wife, and SALVATORE G. CALO and GISELLA R. CALO, his wife, GIUSEPPE MENTESANA AND BENEDETTA MENTESANA AND JOSETTE WEBER of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT OF QUIT CLAIMS) unto SALVATORE G. CALO and GISELLA CALO, his wife and JOSETTE WEBER, married to A.J. WEBER.

(The Above Space For Recorder's Use Only)

NAME AND ADDRESS OF GRANTEE: as Trustee under the provisions of a trust agreement dated the 1st day of January, 1993 and known as Trust Number 127307 (hereinafter referred to as "said trust") regardless of the number of trustees, and unto all and every successor in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See Attached Exhibit A.

Permanent Real Estate Index Number(s): 12-36-205-038-0000
Address(es) of real estate: 7107 West Fullerton, Elmwood Park, Illinois 60635

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 subdivide any subdivision or part thereof, and to re-subdivide 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 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, to lease to commence in present or in 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 99 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 renew 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 control, in 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 a claim or appurtenance 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 may see fit and as may be lawful, any person claiming the same to deal with the same, whether similar to or different from the way as here 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, rents or money borrowed or advanced on said premises, or be obliged to see that the terms of the 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 empowered 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 deed, mortgage, lease or other instrument, as 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, and 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 hereunder, and said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that 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, 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 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S 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 grantor S aforesaid have hereunto set their hands and seals this 1st day of January, 1993

ANTONIO MENTESANA, GIUSEPPE MENTESANA, SALVATORE G. CALO (SEAL)
GIOVANNA MENTESANA, BENEDETTA MENTESANA, GISELLA R. CALO, JOSETTE WEBER (SEAL)
State of Illinois, County of Cook

IMPRESS
SEAL
HERE

CERTIFY that the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that Antonio Mentesana & Giovanna Mentesana, his wife & personally known to me to be the same persons S whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they executed, 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 1st day of January, 1993
Salvatore G. Calo and Gisella R. Calo, his wife, Giuseppe Mentesana and**
Commission expires 3-3-93

This instrument was prepared by Vito M. Evola, 7135 W. Higgins, Chicago, Illinois 60656
NAME AND ADDRESS

** Benedetta Mentesana and Josette Weber, married to A. J. Weber
USE WARRANT OF QUIT CLAIMS PARTIES DESIRE!

MAIL TO { Vito M. Evola
7135 West Higgins
Chicago, Illinois
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO
SALVATORE G. CALO
8535 West Clara Drive
Niles, Illinois 60714
City, State and Zip

Exempt from Real Estate Transfer Tax Act Sec. 4
Date 12-24-93
Cook County Ord. 95104 Par. 1

Sign: [Signature]
Elmwood Park, Illinois
Stamp: [Stamp]

OFFICIAL SEAL
VITO M. EVOLA
NOTARY PUBLIC
MY COMMISSION EXPIRES

25

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

DEPT OF RECORDING \$75.50
TRAN 3031 12/29/93 11:41:00
*-03-074401
COOK COUNTY RECORDER

10412050

UNOFFICIAL COPY

Lots 3 and 4 and the East 15.0 feet of Lot 5 in Block 3 in Marwood's Addition to Chicago in Section 36 Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

03074401

UNOFFICIAL COPY

Property of Cook County Clerk's Office

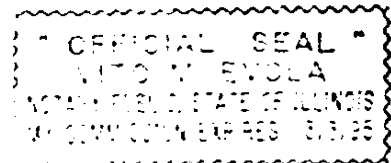
UNOFFICIAL COPY

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 12-27, 1993 Signature: Elizabeth M. Evola
Grantor or Agent

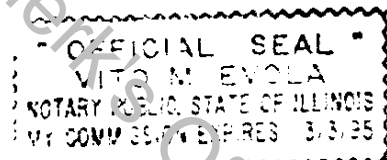
Subscribed and sworn to before me by the said AGENT this 27 day of December, 1993.
Notary Public Vito M. Evola



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 12-27, 1993 Signature: Elizabeth M. Evola
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 27 day of December, 1993.
Notary Public Vito M. Evola



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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