

UNOFFICIAL COPY



Quit Claim
DEED IN TRUST

MAIL TO: Bank Calumet, N.A.
1030 Dixie Highway
Chicago Heights, IL 60411



0312247268

Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 05/02/2003 01:13 PM Pg: 1 of 4

Name and Address of Taxpayer:

Edna Kargol

2135 219th Street

Sauk Village, Illinois 60411

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Richard Faustini married to
Lolita Faustini, 529 S.E. 27th Street, Cape Coral

of the County of _____ and State of Florida, for and in consideration of
the sum of Ten and 00/100----- Dollars (\$ 10.00), in

hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and
Quit Claim unto BANK CALUMET, N.A., 1030 Dixie Highway, Chicago Heights, IL 60411, a corporation duly
organized and existing as a national banking association under the laws of the United States of America, and
duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust
Agreement, dated the 1st day of April 2003, and known as Trust
Number 2603, the following described real estate in the County of Cook

and State of Illinois, to-wit:

Lot 2 in block 3 in southdale subdivision unit no 1, being a
subdivision of part of section 25, township 35 north, range 14, east
of the third principal meridian, lying north of sauk trail road
according to the plat thereof recorded October 1, 1957 as document
no 17025805, in Cook County, Illinois

(NOTE: If additional space is required for legal description attach on separate 8 1/2 x 11 sheet.)

Permanent Index Number(s) 32-25-416-034

Property Address: 2135 219th Street, Sauk Village, Illinois 60411

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes
herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate
or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to
resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease
said real estate, 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

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(Note: Type or print names below all signatures)

(SEAL)

(SEAL)

Richard Faustini

(SEAL)

(SEAL)

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set _____ his _____ day of _____ 28th _____ 2003

real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate, or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither BANK CALUMET, N.A. individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee or an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said BANK CALUMET, N.A. the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor _____ hereby expressly waives _____ and releases _____ 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.

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State of Florida }
County of } SS.

I, the undersigned a Notary Public
in and for said County, in the state aforesaid, do hereby certify that
Richard Faustini married to Lolita Faustini

personally known to me to be the same person _____ whose name(s)
_____ is _____ subscribed to the foregoing instrument, appeared
before me this day in person and acknowledged that he
signed, sealed and delivered the said instrument as his
free and voluntary act, for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.

SEAL

Given under my hand and notarial seal this 28th day of March 14th 2003

John G. Bishantz
Notary Public

DOCUMENT PREPARED BY:

Bainbridge Law Offices

1835 Dixie Highway-Suite 202

Flossmoor, Illinois 60422

(County, State, or Municipal Transfer Stamps Here)

OR

Exempt under Provisions of Paragraph _____
Section 4, Real Estate Transfer Act.

Date: _____

By: _____
Buyer, Seller or Representative

BANK CALUMET, N.A.
1030 Dixie Highway
Chicago Heights, Illinois 60411
Telephone: (708) 754-2500

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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 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 28, 2003

Signature: *John W. Birmingham*
Grantor or Agent



SUBSCRIBED AND SWORN TO
BEFORE ME THIS 28 DAY
OF March, A.D., 2003

Donna A. Zientko
Notary Public

The grantee 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 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 28, 2003

Signature: *John W. Birmingham*
Grantee or Agent



SUBSCRIBED AND SWORN TO
BEFORE ME THIS 28 DAY
OF March, A.D., 2003

Donna A. Zientko
Notary Public

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.)