



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/14/2003 11:59 AM Pg: 1 of 3

DEED IN TRUST

1273397 1/4

THIS INDENTURE WITNESS, that the Grantor(s) **JOSEPH T. MUSCARELLO** married to **LINDA G. MUSCARELLO**, of the city of Niles, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, conveys and warrants unto **JOSEPH T. MUSCARELLO**, as Trustee(s) under the provisions of a declaration of trust dated this 4th day of March, 2002, and known as **JOSEPH T. MUSCARELLO DECLARATION OF TRUST**, and to all and every successor or successors in trust under the trust agreement, the following described real estate in the County of Cook and State of Illinois to wit:

LEGAL DESCRIPTION:

LOT 35 (EXCEPT THE SOUTHWESTERLY 10 FEET) AND THE SOUTHWESTERLY 8 FEET OF LOT 34 IN BUNKER HILL SUBDIVISION OF PART OF JANE MIRANDA RESERVATION AND PART OF FRACTIONAL SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-31-209-054

COMMONLY KNOWN AS: 6538 W. Ebinger, Niles, IL 60714

TO HAVE AND TO HOLD the premises with the appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) To manage, improve, divide or subdivide the property, or any part thereof (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any and all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans. (d) To dedicate parks, street (high) ways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall he be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instrument, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

ATGF, INC.

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3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee(s) herein named, to act, or upon his/her removal from the County, such Successor Trustee as designated in the Living Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

IN WITNESS WHEREOF, the Grantor(s) aforesaid have hereunto set hand and seal the 4th day of March 2002.

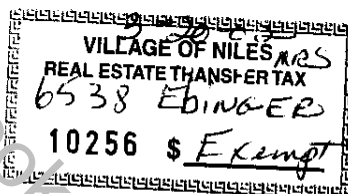
Joseph T. Muscarello
JOSEPH T. MUSCARELLO

Linda G. Muscarello
LINDA G. MUSCARELLO

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 JOSEPH T. MUSCARELLO, married to LINDA G. MUSCARELLO, personally known to me to be the same person(s) whose names is/are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 4th day of March 2002.

Robert Nuccio
Notary Public

PREPARED BY AND RETURN TO:
Raymond D. Krysh
1420 Renaissance, Suite 208
Park Ridge, IL 60068

ADDRESS OF PROPERTY:
6538 W. Ebinger
Niles, IL 60714

SUBSEQUENT TAX BILLS TO:
JOSEPH T. MUSCARELLO,
6538 W. Ebinger
Niles, IL 60714

REAL ESTATE TRANSFER EXEMPTION
THIS TRANSFER OF PROPERTY IS
EXEMPT UNDER THE REAL ESTATE
TRANSFER ACT, SECTION 4,
PARAGRAPH E, AND COOK COUNTY
ORDINANCE #95104 PARAGRAPH E.

DATED: 3/4/02

SIGNATURE: Ray Krysh

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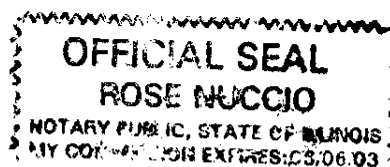
STATEMENT BY GRANTOR AND GRANTEE

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 do business or acquired and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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.

Date: 3/4/02 Signature: [Signature]
(Grantor or Agent)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF MARCH, 2003.

[Signature]
Notary Public

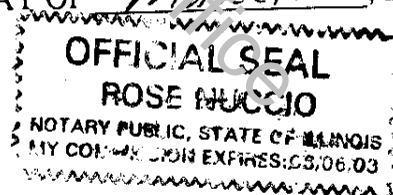


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquired and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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.

Date: 3/4/02 Signature: [Signature]
(Grantor or Agent)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF MARCH, 2003.

[Signature]
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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act]