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0331844009

Doc#: 0331844009
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 11/14/2003 09:20 AM Pg: 1 of 5

DEED IN TRUST

THE GRANTOR

CHRISTINE NICOSIA, divorced and not since remarried

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, CONVEYS and WARRANTS unto

CHRISTINE NICOSIA
9907 West 58th Street, Unit 5
Countryside, Illinois 60525

as Trustee under the provisions of a trust agreement dated the 28 day of August, 2003, and known as the Christine Nicosia Declaration of Trust (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 18-16-210-024-1005

Address of real estate: 9907 West 58th Street, Unit 5, Countryside, IL 60525



\$50
Real Estate
Transfer Tax
1510

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, street, 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 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

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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 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 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 from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 28 day of

August, 2003.

 (SEAL)
CHRISTINE NICOSIA

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State of Illinois, County of DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christine Nicosia, divorced and not since remarried, 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 she signed, sealed and delivered the said instrument as her 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 28th day of August, 2003.



Notary Public

Commission expires March 29, 2005

This instrument was prepared by:

Charles M. Jardine, Attorney at Law
106 West Burlington
LaGrange, IL 60525

MAIL TO:

Charles M. Jardine
106 West Burlington
LaGrange, IL 60525



SEND SUBSEQUENT TAX BILLS TO:

Christine Nicosia
9907 West 58th Street, Unit 5
Countryside, IL 60525

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. E & Cook County Ord. 98104 Par. (e)

Date 8/24/03 Sign. [Signature]

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UNIT 9907-5 IN COUNTRYSIDE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

ALL THAT PART OF A TRACT OF LAND HEREINAFTER DESCRIBED (EXCEPTING FROM SAID TRACT THE EAST 136.0 FEET; EXCEPT THE SOUTH 187.33 FEET; EXCEPT THE WEST 16.0 FEET; AND EXCEPT THE EAST 24.0 FEET OF THE WEST 40.0 FEET OF THE NORTH 22.67 FEET OF THE SOUTH 210.0 FEET THEREOF);

PARCEL 2:

THE WEST 96.0 FEET OF THE EAST 136.0 FEET (EXCEPT THE SOUTH 187.33 FEET THEREOF) OF TRACT OF LAND HEREINAFTER DESCRIBED;

PARCEL 3:

THE NORTH 87.33 FEET OF THE SOUTH 187.33 FEET (EXCEPT THE WEST 40.0 FEET THEREOF AND EXCEPT THE EAST 136.0 FEET THEREOF) OF SAID TRACT OF LAND HEREINAFTER DESCRIBED;

PARCEL 4:

THE NORTH 87.33 FEET OF THE SOUTH 187.33 FEET (EXCEPT THE WEST 96.0 FEET THEREOF THE EAST 136.0 FEET, OF SAID TRACT OF LAND HEREINAFTER DESCRIBED.

PARCEL 5:

THE SOUTH 100.0 FEET; THE EAST 40.0 FEET LYING NORTH OF AND ADJOINING THE SOUTH 100.0 FEET THEREOF; THE WEST 16.0 FEET LYING NORTH OF AND ADJOINING THE SOUTH 100.00 FEET THEREOF; THE EAST 24.0 FEET OF THE WEST 40.0 FEET OF THE NORTH 110.0 FEET OF THE SOUTH 210.0 FEET, OF SAID TRACT OF LAND HEREINAFTER DESCRIBED.

AFORESAID TRACT OF LAND DESCRIBED AS FOLLOWS: THE EAST 79 FEET OF LOT 54; ALSO THE EAST 79.0 FEET OF THE NORTH 148.592 FEET (AS MEASURED ON THE WEST LINE THEREOF) OF LOT 55; ALSO THAT PART OF LOT 53 LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID NORTH 148.592 FEET (AS MEASURED ON THE WEST LINE THEREOF) OF LOT 55, EXTENDED EAST TO THE EAST LINE OF SAID LOT 53, ALL IN STOUFFERS SUBDIVISIONS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 384.78 FEET OF THE SOUTH 417.06 FEET THEREOF) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED THEREOF RECORDED MAY 31, 1922 AS DOCUMENT NO. 7521572 IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 09066541 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS
ALSO, THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S5, AS SHOWN ON THE SURVEYS AFORESAID.

Permanent Index Number (PIN): 18-16-210-024-1005

Address(es) of Real Estate: 9907 West 58th Street, Countryside, IL 60525

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STATEMENT BY GRANTOR AND GRANTEE

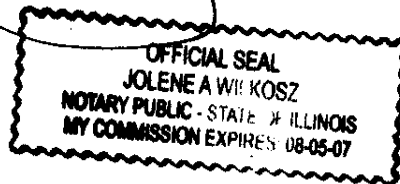
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date 9-17-03

Signature [Signature]

Subscribed and sworn to before me
this 17th day of Sept., 2003.

[Signature]
Notary Public



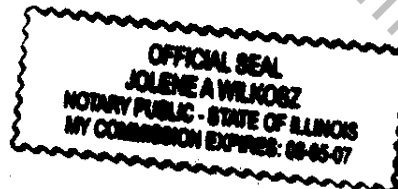
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 9-17-03

Signature [Signature]

Subscribed and sworn to before me
the 17th day of Sept., 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 of 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 Tax Act.