

UNOFFICIAL COPY



DEED IN TRUST

Doc#: 0333018091
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 11/26/2003 10:46 AM Pg: 1 of 3

THE GRANTORS

NICHOLAS J. YOHANNA,
SINGLE AND NEVER MARRIED
652 W. GORDON TERRACE
CHICAGO, IL 60613

in consideration of the sum of TEN AND NO/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to **NICHOLAS J. YOHANNA**, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 23 day of November, 2003, and designated as Trust No. 101, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 13-22-223-012-0000

Address(es) of Real Estate: 4128 W. ADDISON, CHICAGO, IL

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

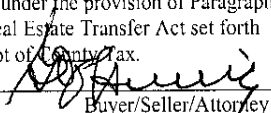
1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or 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, streets, highways 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 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 instruments, 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.

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 herein named, to act, or upon his removal from the County KENNETH N. YOHANNA is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee

I hereby declare that the attached deed represents a transaction exempt under the provision of Paragraph e, Section 4, of the Real Estate Transfer Act set forth below and is exempt of County tax.

11/22/03 
Date Buyer/Seller/Attorney

UNOFFICIAL COPY

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.

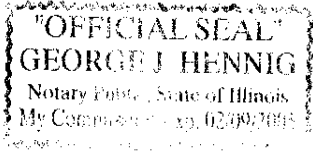
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 22nd day of November, 2003

Nicholas J. Yohanna (SEAL)
NICHOLAS J. YOHANNA

State of Illinois, County of Cook



I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that NICHOLAS J. YOHANNA, single and never married, 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 they signed, sealed and delivered 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 22nd day of November, 2003

George J. Hennig
NOTARY PUBLIC

This instrument was prepared by GEORGE J. HENNIG, Attorney at Law, 5944 W. Montrose Ave., Chicago, IL 60634

Legal Description

THE WEST 78 FEET 4 INCHES OF LOT 13 (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE EAST 94 FEET OF SAID LOT 14). THE WEST 78 FEET 4 INCHES OF LOT 14 (EXCEPTING THEREFROM THE NORTH 2 FEET 8 1/2 INCHES THEREOF AND EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE EAST 94 FEET OF SAID LOT 14). THE WEST 78 FEET 4 INCHES OF THE 12 FOOT STRIP SOUTH OF AND ADJOINING SAID LOT 13 (EXCEPTING THEREFROM THAT PART LYING SOUTH OF THE EAST 94 FEET AFORESAID OF LOT 13) IN BLOCK 2 IN DIETZ' ADDITION TO IRVING PARK, BEING THE SOUTH WEST 1/4 OF THE SOUTH 1/2 OF THE EAST 80 ACRES OF THE NORTH EAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

mail to:

send subsequent tax bills to:

GEORGE J. HENNIG

KENNETH N. YOHANNA

5944 W. MONTROSE AVENUE

652 W. GORDON TERRACE

CHICAGO, IL 60634

CHICAGO, IL 60613

or RECORDERS OFFICE BOX NO.

UNOFFICIAL COPY

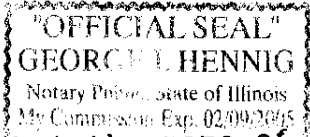
STATEMENT BY GRANTOR AND GRANTEE

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 Nov 22, 2003

Signature: Nicholas J. Yehanna
Grantor or Agent

Subscribed and sworn to before me
by the said Nicholas J. Yehanna
this 22 day of November, 2003
Notary Public George J. Hennig

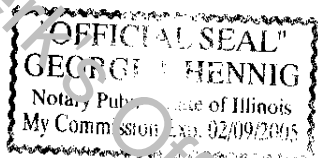


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Nov 22, 2003

Signature: Nicholas J. Yehanna
Grantee or Agent

Subscribed and sworn to before me
by the said Nicholas J. Yehanna
this 22 day of November, 2003
Notary Public George J. Hennig



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.)



EUGENE "GENE" MOORE
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS