

# UNOFFICIAL COPY



Doc#: 0401219080  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 01/12/2004 02:41 PM Pg: 1 of 5

## DEED IN TRUST

**THIS INDENTURE WITNESSETH, THAT THE GRANTOR, FRED CICHON, a** widower, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, hereby conveys and quit-claims unto **FRED CICHON, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED NOVEMBER 26, 2003 AND KNOWN AS THE FRED CICHON TRUST, 8268 West Agatite, Norridge, Illinois 60656** the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit A attached to this instrument.

Property Index Numbers 12-14-206-030-0000 and 12-14-206-037-0000

Address: 8268 West Agatite, Norridge, Illinois 60656

**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, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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, 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

# UNOFFICIAL COPY

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 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 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 authority, 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, or any successor in trust, 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 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 by 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.

**IN WITNESS WHEREOF**, the Grantor aforesaid has hereunto set his hand and seal this 31<sup>st</sup> day of December 2003.

Fred Cichon  
Fred Cichon

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

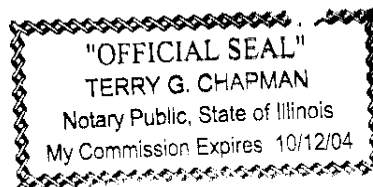
I, Terry G. Chapman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Fred Cichon, a widower, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, 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.

GIVEN under my hand and notarial seal this 31<sup>st</sup> day of December, 2003.

Terry G. Chapman  
NOTARY PUBLIC

This instrument prepared by:

Terry G. Chapman  
321 South Plymouth Court, #1200  
Chicago, Illinois 60604-3990



Upon recording, please mail to:

Terry G. Chapman  
321 South Plymouth Court, #1200  
Chicago, Illinois 60604-3990

I hereby declare that the attached deed represents a transaction exempt under the provisions of Paragraph e, Section 4, of the Real Estate Transfer Act and the corresponding provision of the Cook County Transfer Tax Ordinance.

Terry G. Chapman Date: 12/31/03  
Attorney

# UNOFFICIAL COPY

## Exhibit A

### LEGAL DESCRIPTION

PARCEL 1: LOT 4 IN DISILVESTRO'S RE-SUBDIVISION, BEING A RE-SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTH 5.37 CHAINS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF MONTROSE AVENUE (SAID LINE BEING 50.0 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14) AND EAST OF THE EAST LINE OF CUMBERLAND AVENUE (SAID LINE BEING 50 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID MONTROSE AVENUE AND CUMBERLAND AVENUE; THENCE EAST ALONG THE NORTH LINE OF MONTROSE AVENUE 572.75 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 125.0 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 248.75 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE 10.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 179.32 FEET TO THE NORTH LINE OF THE SOUTH 5.37 CHAINS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 5.37 CHAINS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, 10.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 179.32 FEET TO THE PLACE OF BEGINNING (EXCEPTING FORM THE ABOVE DESCRIBED TRACT THE SOUTH 50.0 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

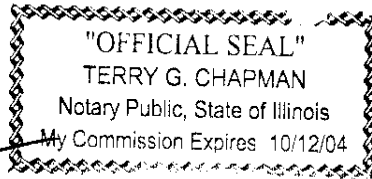
# UNOFFICIAL COPY

## 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 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 12/31, 2003 Signature: Fred Cichon  
Grantor or Agent

Subscribed and sworn to before me by the said Fred Cichon this 31<sup>st</sup> day of Dec, 2003.

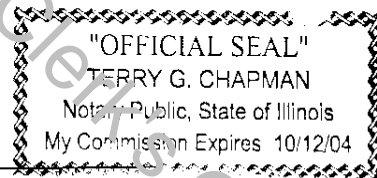


NOTARY PUBLIC [Signature]

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 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 12/31, 2003 Signature: Fred Cichon  
Grantee or Agent

Subscribed and sworn to before me by the said Fred Cichon, as trustee this 31<sup>st</sup> day of Dec, 2003.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)