



Doc#: 0407118055  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/11/2004 11:30 AM Pg: 1 of 4

WARRANTY DEED  
IN TRUST



Village of Elmwood Park  
Real Estate Transfer Stamp

exempt *3-04*  
*GA*

This space for Recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor, **JOHN A. MELCHIORRE divorced**-----  
of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in the  
hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and  
Warrant(s) unto **MIDWEST BANK AND TRUST COMPANY**, a corporation duly organized and existing as a corporation  
under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee  
under the provisions of a certain Trust Agreement, dated the **23rd day of January, 1990** and known as **Trust Number 90-  
5918** the following described real estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Exempt under provisions of paragraph E,  
Section 4 Real Estate Transfer Tax Act.

*2/8/04* *Russell DePaola*  
Date Buyer, Seller  
or Representative

PIN: 12-36-430-041-1126

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, or on 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, highways or alleys and to vacate any subdivision of part thereof, and to resubdivide said  
real 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 thereafter, to contract to make leases and to grant options to lease and option to renew leases and options to  
purchase the whole or any part of the reversion 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 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 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, 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 same time of the delivery thereof

O'Connor Title  
Services, Inc.

# 4090-0136

777 182

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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 success 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 that neither Midwest Bank and Trust Company, 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, and 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 irrevocable appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of 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 discharged thereof). All persons and corporations whomsoever and 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 earning, avails and proceeds 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, or in to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Midwest Bank and Trust Company 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.

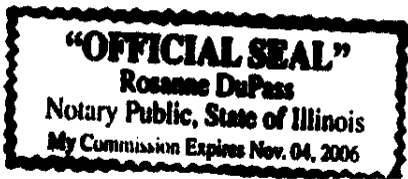
And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.  
In Witness Whereof, the grantor(s) aforesaid has hereunto set their hand(s) and seal(s) this 8th day of February, 2004.

*John A. Melchiorre* (SEAL) \_\_\_\_\_ (SEAL)  
John A. Melchiorre \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

STATE OF ILLINOIS }  
                                  }  
COUNTY OF COOK    }

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do certify that John A. Melchiorre, divorced \_\_\_\_\_ personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the 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 notarial seal this 8th day of February, 2004.

*Rosanne DuPass*  
\_\_\_\_\_  
Notary Public



Prepared by and Mail Deed to:

**GRANTEE'S ADDRESS**  
MIDWEST BANK AND TRUST COMPANY  
1606 N. Harlem Avenue  
Elmwood Park, IL 60707

Mail tax bills to  
John A. Melchiorre  
501 Pine Tree Lane, Wood Dale, Illinois 60191

For information only insert street address of property  
7234 W. North Avenue, Unit 1203, Elmwood Park, IL 60707

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## EXHIBIT "A"

### LEGAL DESCRIPTION

Unit 1203 as delineated on Plat of Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lot 6 and the West 32-1/2 feet of Lot 5 in Block 26 in Mills and Sons Greenfields Subdivision of the East Half of the Southeast Quarter and of the South Half of the Northwest Quarter of the Southeast Quarter and of the South Half of the Southwest Quarter of the Northeast Quarter and of the South Half of the Southeast Quarter of the Northwest Quarter of Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium made by Parkway Bank and Trust Company, as Trustee under Trust Agreement dated February 15, 1978 and known as Trust No. 4219, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24547486, together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of Survey).

Property address: 7234 W. North Avenue, Unit 1203, Elmwood Park, IL 60707

PIN: 12-36-430-041-1126

Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

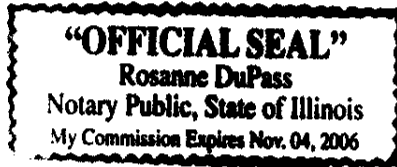
The Grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real 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: February 8, 2004

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and Sworn to before me by said Grantor this 8th day of February, 2004.

*[Handwritten 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.

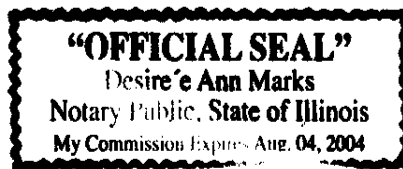
Midwest Bank and Trust Company, as Trustee, uti 90-5918 & not personally

DATED: February 8, 2004

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and Sworn to before me by said Grantee this 8th day of February, 2004.

*[Handwritten 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).