

UNOFFICIAL COPY



DEED IN TRUST

(Illinois)

MAIL TO: _____

RECORDER'S OFFICE BOX 454

NAME & ADDRESS OF TAXPAYER:

Joetta Canali

830 Elder Road, Unit 102

Homewood, IL 60430



Doc#: 0407819007
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/18/2004 08:32 AM Pg: 1 of 4

RECORDER'S STAMP

THE GRANTOR(S) JOETTA CANALI, a widow and not since remarried,

of the Village of Homewood County of Cook State of Illinois

for and in consideration of Ten and no/100 (\$10.00) ----- DOLLARS

and other good and valuable considerations in hand paid.

CONVEY AND ~~WARRANT~~ QUITCLAIM(S)* unto JOETTA M. CANALI

830 Elder Road, Unit 102, Homewood, IL 60430

Grantee's Address City State Zip

as Trustee under the provisions of a Trust Agreement dated the 8th day of March 2004

and known as JOETTA M. CANALA Revocable Living / Trust and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER "B"-102 AND G-46 AS DELINEATED ON PLAT OF SURVEY OF CERTAIN PORTIONS OF LOT 1 IN HOMEWOOD LAKEWOOD, BEING A SUBDIVISION OF THAT PART OF THE NORTH 820.77 FEET OF THE SOUTH 1240.50 FEET OF THE WEST 590.00 FEET OF THE EAST 885.90 FEET OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD, AND LYING WEST OF THE WEST LINE OF HALSTED STREET SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'AA' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BEVERLY BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 9, 1971 KNOWN AS TRUST NUMBER 8-3046, WHICH SAID DECLARATION OF CONDOMINIUM OWNERSHIP WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22332382; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 29-32-406-043-1003 and 29-32-406-043-1240

Property Address: 830 Elder Road, Unit 102 and Garage #46, Homewood, IL 60430

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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, enlarge, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to acquire any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell in gross, options to purchase, to sell or 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, or possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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 in which 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.

And the said grantors hereby expressly waives and releases any and all right of 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.

DATED this 11th day of March, 2004

(SEAL)

(SEAL)

Joetta Canali

(SEAL)

(SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

NOTARY PUBLIC

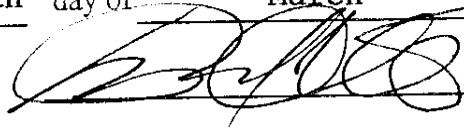
Notary

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STATE OF ILLINOIS }
County of **COOK** } ss

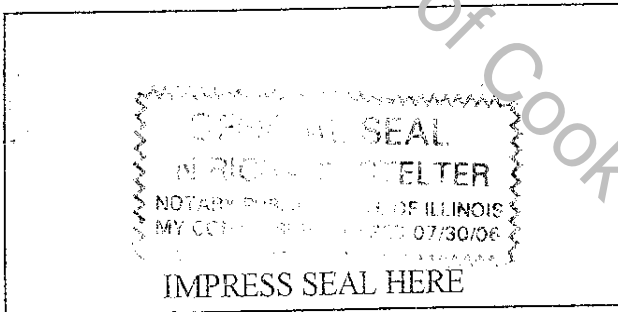
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Joetta Canali, a widow and not since remarried,** personally known to me to be the same person(~~s~~) whose name is ~~xxx~~ subscribed to the foregoing instrument, appeared before me this day 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 notarial seal, this 11th day of March 2004



Notary Public

My commission expires on 7/30/06



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
(e) SECTION 4, REAL ESTATE
TRANSFER ACT
DATE: March 11, 2004

Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER :

N. Richard Stelter
165 West Tenth Street
Chicago Heights, IL 60411

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).


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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 grantor 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: March 11, 2004 Signature: Joetta Canali
Grantor or Agent
Joetta Canali

SUBSCRIBED and SWORN to
before me by the said
Joetta Canali
this 11th day of March
2004



Notary Public

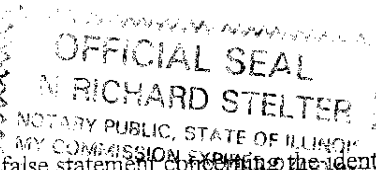


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 11, 2004 Signature: Joetta M. Canali
Grantee or Agent
Joetta M. Canali, Trustee

SUBSCRIBED and SWORN to
before me by the said
Joetta M. Canali, Trustee,
this 11th day of March
2004


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 Tax Act.)