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Deed in Trust

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(630) 529-5000 • MEMBER FDIC



04079472330

Doc#: 0407947233
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/19/2004 01:38 PM Pg: 1 of 3

This Indenture, Witnesseth, That the Grantor,

FRANK J. PANZECA, a married man, married to MARIA PANZECA

of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00) Dollars and other good and valuable considerations in hand paid, Convey/s and Warrant/s into the OXFORD BANK & TRUST, 1100 West Lake Street, PO Box 129, Addison, Illinois 60101 a corporation organized and existing under the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 8th day of March, 2004, known as Trust Number 1174 the following described real estate in the State of Illinois, to wit:

UNIT 18-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TRAILS VILLAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24915232, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Exempt under provisions of Paragraph E, Section 4 of the State Transfer Tax

3/12/04

[Signature]
Cook County Recorder of Deeds

Permanent Index No.: 07-35-402-009-1096

Common Address: 881 Yosemite Trail, Unit D, Roselle, Illinois 60172

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 is hereby granted to and vested in said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 lessee to commence in presenti 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 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

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exchange said premises or any part thereof for other real or personal property or 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 persons owning the same to deal with the same, whether similar to or different from the ways above specified at any time or times hereafter. Any such power and authority granted to the Trustee shall not be exhausted by the use thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust instrument.

In no case shall the public having with said trustee in relation to said premises, or to whom said premises, or any part thereof shall be conveyed, restricted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, or moneys borrowed or advanced on said premises, or be obliged to see that the terms of this trust and said trust agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be charged 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 the same instrument or other instrument was executed in accordance with the trusts, conditions and limitations contained in the deed or other 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 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, duties and liabilities and obligations of its, his or their predecessor in trust.

The interests of said trust and any 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 said Trustee shall not be required to produce the trust 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 hereby expressly waives and releases all rights under and by virtue of the homestead exemption laws of the State of Illinois.

In Witness Whereof, the said grantor, his wife, has hereunto set his hands and seals this 12th day of March 2004.

FRANK J. PANZECA (SEAL) MARIA PANZECA (SEAL)

COURT CLERK OF SAID COUNTY, IN THE STATE OF ILLINOIS

Subscribed and sworn to before me, Public in and for said County, in the State aforesaid on the day hereby stated: Frank J. Panzeca and Maria Panzeca, his wife

personally known to me, or on the same person's whose name/s subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead. 12th day of March 2004

[Signature] Notary Public

HJ LOFTUS, LTD.
1001 W. Lake Street, Addison IL 60101
Mail Tax Bill to:
Frank J. Panzeca
881 Yosemite Trail, Unit D
Roselle IL 60172

OFFICIAL SEAL
CRISTINA M. GIBSON
Notary Public, State of Illinois
My Commission Expires 11/01/07

MAIL TO:



NEW LARKY ST
CHICAGO, ILL
60606-1234

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L-8

STATEMENT BY GRANTOR AND GRANTEE

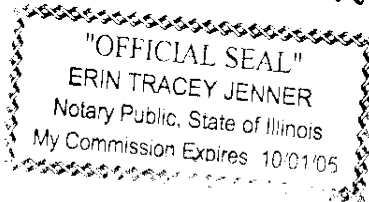
The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: 3/12/2004

Signature

Subscribed to and sworn before me this 12 day of March, 2004

Notary Public



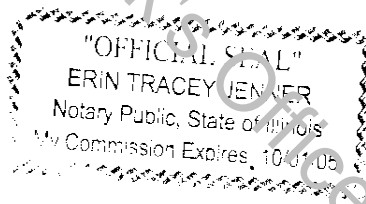
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 3/12/2004

Signature

Subscribed to and sworn before me this 12 day of March, 2004

Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY 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.)