

UNOFFICIAL COPYOPEN INTRUST
(ILLINOIS)

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THE GRANTORS
PASQUALE F. GUADAGNUOLO &
ROSE P. GUADAGNUOLO, his wife,

of the County of Cook and State of Illinois
for and in consideration of Ten (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT /QUIT CLAIM) unto

ROSE P. GUADAGNUOLO
6822 North Olcott Avenue, Chicago, IL 60631

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 13th day of May 1994 and known as ~~the~~
~~trustee~~ * thereinafter referred to as "said trustee," regardless of the number of trustees, and into all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit See attached Rider

*the Rose P. Guadagnolo Trust

Permanent Real Estate Index Number(s) 09-36-225-034-1111

Address(es) of real estate 6822 North Olcott Avenue, Chicago, IL 60631

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, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to create any subdivision or part thereof; and to subdivides 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 leases to commence in presentment in future, and *aperiorum terminorum*; and for any period or periods of time, not exceeding in the case of any single demise the term of 196 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 exchange 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 of to exchange said property, or any part thereof, for the 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 an 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 to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged or cause 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 cause 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 of the trust created by this indenture and by said trust agreement, as 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 thereto 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.

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.

In Witness Whereof, the grantor S aforesaid has hereunto set their hand S and seal S this 19th day of December 1994

Pasquale F. Guadagnolo (SEAL)
Pasquale F. Guadagnolo

Rose P. Guadagnolo (SEAL)
Rose P. Guadagnolo

State of Illinois, County of

Cook
I, the undersigned, Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Pasquale F. and Rose P. Guadagnolo, 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 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.

"OFFICIAL SEAL"
LORRAINE PLANTZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/20/95

Given under my hand and official seal, this

19th

day of December 19 94

Commission expires

7-20

1995

This instrument was prepared by

Joel S. Siegel, 300 West Washington, Chicago, IL 60606

(NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Joel S. Siegel

300 West Washington Street
Chicago, IL 60606
(City, State and Zip)

MAIL TO:

SUBSCRIBE QUINN TAX BILLS TO

Rose P. Guadagnolo
6822 N. Olcott Avenue
Chicago, IL 60631
(City, State and Zip)

APPLY "RIDERS" OR REVENUE STAMPS HERE

LOSSES060

12/29/94

04081507

(The Above Space For Recorder's Use Only)

DEPT-01 RECORDING \$25.50
745555 TRAN 1179 12/29/94 11:24:00
\$9325 + JJ *-04-08 1507
COOK COUNTY RECORDER

UNOFFICIAL COPY

Deed in Trust

to

Property of Cook County Clerk's Office

GEORGE E. COLE®
LEGAL FORMS

4051300

UNOFFICIAL COPY

RIDER ATTACHED TO DEED IN TRUST
DATED DECEMBER 19, 1994
BETWEEN PASQUALE P. GUADAGNUOLO &
ROSE P. GUADAGNUOLO, AS GRANTORS, AND
ROSE P. GUADAGNUOLO AS TRUSTEE
U/T/A DATED MAY 13, 1994 KNOWN AS
THE ROSE P. GUADAGNUOLO TRUST, GRANTEE

The legal description for the real estate is as follows:

The South 2 $\frac{1}{2}$ feet of Lot 16, all of Lot 17, and the North Half of Lot 18 in Block 15 in Edison Park, a subdivision in Section 36, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

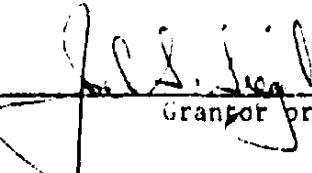
Property of Cook County Clerk's Office

04081507

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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 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 Dec. 28, 1994 Signature: 

Grantor or Agent

Subscribed and sworn to before me by the
said _____ this
28 day of DECEMBER, 1994.

Notary Public Russell Okuma

"OFFICIAL SEAL"

"OKUMURA"

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 Dec. 28, 1994 Signature: 

Grantee or Agent

Subscribed and sworn to before me by the
said _____ this
28 day of DECEMBER, 1994.

Notary Public Russell Okuma

"OFFICIAL SEAL"
RUSSELL W. OKUMURA
NO. AM. PUBLIC STATE OF ILLINOIS

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE
SHALL BE GUILTY OF A CLASS A MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR
OR 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.]

04061507