

UNOFFICIAL COPY

DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor, MARIA MICULIT, married to NICU MICULIT, of the City of Hillside, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, and other good and valuable considerations, receipt of which is hereby duly acknowledged, conveys and warrants unto the Grantee, MARIA MICULIT, as Trustee under the provisions of an Agreement and Declaration of Trust dated this 23rd day of September, 2003 and known as the MARIA MICULIT AGREEMENT AND DECLARATION OF TRUST, and to all and every successor or successors in trust under the Trust Agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:



Doc#: 0408934016
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 03/29/2004 10:01 AM Pg: 1 of 4

VILLAGE OF HILLSIDE



-0-

700164

REAL ESTATE TRANSFER TAX

LOT 12 IN BLOCK 2 IN VENDLEY AND COMPANY'S THIRD ADDITION TO HILLSIDE ACRES, BEING A SUBDIVISION OF THAT PART OF THE EAST 50 ACRES OF THE WEST 1/4 TO SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF WEST OF WAY OF AURORA, ELGIN AND CHICAGO ELECTRIC RAILROAD AND ALSO PART OF THE EAST 7 ACRES IN THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF BUTTERFIELD ROAD, IN COOK COUNTY, ILLINOIS.

P.L.N. NO.: 15-07-406-025-0000

PROPERTY COMMONLY KNOWN AS 536 N. IRVING AVENUE, HILLSIDE, ILLINOIS 60162

Property commonly known as: 536 N. Irving Avenue, Hillside, Illinois 60162

TO HAVE AND TO HOLD the premises with the appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) To manage, improve, divide or subdivide the trust property, or any part thereof; (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any and all of the title and estate of the trust and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) To dedicate parks, street highways or alleys, and to vacate any portion of the premises; (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

UNOFFICIAL COPY

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall he be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instrument, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement, and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability or refusal of the Trustee herein named, to act, or upon his removal from the County, such Successor Trustee as designated in the Agreement and Declaration of Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal this 23rd day of September, 2003.

X Maria Miculit
MARIA MICULIT

UNOFFICIAL COPY

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 MARIA MICULIT, married to NICU MICULIT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below 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.

GIVEN under my hand and Notarial Seal this 23rd day of September, 2003.



V. C. Machroli
 Notary Public

PREPARED BY AND RETURN TO:

**Law Office Of
 Vincent C. Machroli
 High Point Plaza
 4415 W. Harrison St., #213
 Hillside, IL 60162**

ADDRESS OF PROPERTY:

536 North Irving Avenue
 Hillside, Illinois 60162



SUBSEQUENT TAX BILLS TO:

Maria Miculit
 536 North Irving Avenue
 Hillside, IL 60162

**REAL ESTATE TRANSFER EXEMPTION
 THIS TRANSFER OF PROPERTY IS
 EXEMPT UNDER THE REAL ESTATE
 TRANSFER ACT, SECTION 4, PARAGRAPH E,
 AND COOK COUNTY ORDINANCE #95104
 PARAGRAPH E**

DATED: September 23, 2003

SIGNATURE: *V. C. Machroli*

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 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: 5/24, 2004 Signature: X Maria Miculit
Grantor or Agent

Subscribed and sworn to before me by the said MARIA MICULIT
this 24TH day of MARCH, 2004

Notary Public V. C. M.

"OFFICIAL SEAL"
VINCENT C. MACHROLI
Notary Public, State of Illinois
My Commission Expires 6/02/2004

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: 3-24, 2004 Signature: X Maria Miculit
Grantee or Agent

Subscribed and sworn to before me by the said MARIA MICULIT
this 24TH day of MARCH, 2004

Notary Public V. C. M.

"OFFICIAL SEAL"
VINCENT C. MACHROLI
Notary Public, State of Illinois
My Commission Expires 6/02/2004

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 of 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.)