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TRUSTEE'S DEED (ILLINOIS)



Doc#: 0430649078
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/01/2004 02:23 PM Pg: 1 of 3

THIS INDENTURE, made this 12 th
day of October, 04 between
CHRISTOPHER S. NUDO, as
Trustee under the provisions of a Trust
Agreement dated December 9, 1999 and
known as Trust No. 12371.01, grantor
and

LESLIE MONTAGNINO
642 Pompano Lane, Palatine, Illinois 60067

SPACE FOR RECORDER'S USE ONLY

as Trustee under the provisions of a trust
agreement dated December 9, 1999 and
known as the Leslie Montagnino Nudo
Revocable Living Trust Agreement dated December 9, 1999 and known as Trust No. 12371.02, (hereinafter referred to as
"said Trustee", regardless of the number of trustees,) and unto all and every successor or successors in trust under said Trust
Agreement.

WITNESSETH, That grantor , in consideration of the sum of TEN and NO/100THS (\$10.00) DOLLARS, receipt whereof is
hereby acknowledged, and in pursuance of the power and authority vested in the grantor as Trustee and of every other power
and authority the grantor hereunto enabling, does hereby convey and quit claim unto the grantee , in fee simple, the following
described real estate, situated in the County of Cook and State of Illinois, to wit:

**Lot 208 in Willow Wood, being a Subdivision of part of Section 14, Township 42 North, Range 10, East of the Third
Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County,
Illinois on July 30, 1962 as Document No. 2046942, in Cook County, Illinois.**

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 02-14-206-012

Address(es) of real estate: 642 Pompano Lane, Palatine, Illinois 60067

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 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 successor 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 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 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 to whom 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

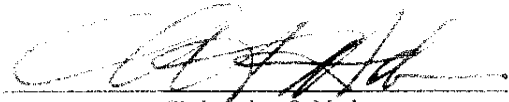
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privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying 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 waive and release any and all right or 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.

IN WITNESS WHEREOF, the grantor, as Trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

(Seal)  (Seal)
Trustee as aforesaid Christopher S. Nudo
Trustee as aforesaid

STATE OF ILLINOIS

1888

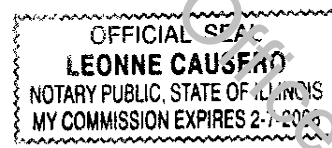
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTOPHER S. NUDO personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 th day of October, 2004

Commission expires 10/12/06 
Notary Public

This instrument was prepared by: CHRISTOPHER S. NUDO
Nudo, Poteracki & Assoc.
1700 Higgins, #650
Des Plaines, IL 60018



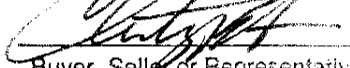
MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

CHRISTOPHER S. NUDO
1700 Higgins, #650,
Des Plaines, IL 60018

CHRISTOPHER S. NUDO
642 Pompano Ln.
Palatine, IL 60067

Exempt under provisions of Paragraph
5 Section 4, Real Estate Transfer
Tax Act.

10/12/2004 
Date Buyer, Seller or Representative

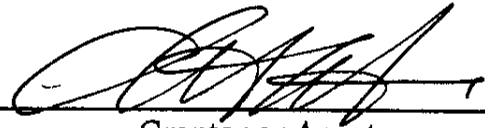
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STATEMENT BY GRANTOR AND GRANTEE

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.

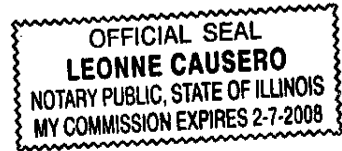
Dated: Oct. 12, 2004

Signature: _____



Grantor or Agent

Subscribed and sworn to before me by the said Christopher S. Nudo this 12 day of October, 2004



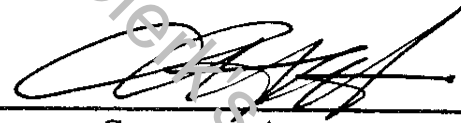
Notary Public _____

Leonne Causero

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: Oct. 12, 2004

Signature: _____



Grantee or Agent

Subscribed and sworn to before me by the said Christopher S. Nudo this 12 day of October, 2004



Notary Public _____

Leonne Causero

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.)