

# UNOFFICIAL COPY



Doc#: 0435046170  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 12/15/2004 01:42 PM Pg: 1 of 4

## DEED IN TRUST

THE GRANTOR, Rosa Evola (also known as Rose Evola), Widow, of the City of Norwood Park, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS:

to Rosa Evola as Trustee of the ROSE EVOLA REVOCABLE TRUST DATED OCTOBER 21, 2003 5448 North Washington Street, Norwood Park, Illinois, 60656

a 50% tenant in common interest in the following described Real Estate situated in the County of Cook, State of Illinois to wit:

*Lot 53 in Witwicki's 2nd Addition to Glen Eder's Estates being a Subdivision of part of the North East 1/4 of Section 11, and part of the north West 1/4 of Section 12, township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois*

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois, TO HAVE AND TO HOLD FOREVER. Subject to Real Estate taxes for 2004 and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property, existing mortgages made by Grantor, if any.

Permanent Index Number (PIN): 12-11-213-019-0000

Address of Real Estate: 5448 North Washington Street, Norwood Park, Illinois 60656

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 I hereby granted to 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 re-subdivide 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 property, or any part thereof, from time to time in

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possession or reversion, be leases to commence in praesenti or 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, 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 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, 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 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 such 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 grantor hereby expressly waive and releases 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 homestead from sale on execution or otherwise.

Dated this 9<sup>th</sup> day of DEC, 2004



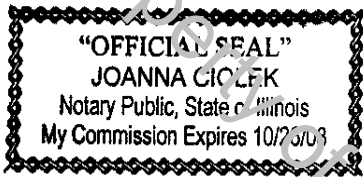
Rosa Evola (also known as Rose Evola)

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State of Illinois        )  
                                      ) ss.  
County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Rosa Evola (also known as Rose Evola), Widow, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, she 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 official seal this 9 day of December, 2004.



Joanna Ciolek  
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31-45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: 12-9-04

Rosa Evola  
Signature of Buyer, Seller or Representative

This instrument was prepared by:  
Daniel G. Coman  
Coman & Anderson, P.C.  
2525 Cabot Drive, Suite 300  
Lisle, Illinois 60532

Mail to:  
Daniel G. Coman  
Coman & Anderson, P.C.  
2525 Cabot Drive, Suite 300  
Lisle, Illinois 60532

Send subsequent tax bills to:  
Rosa Evola  
5448 North Washington Street  
Norwood Park, Illinois 60650

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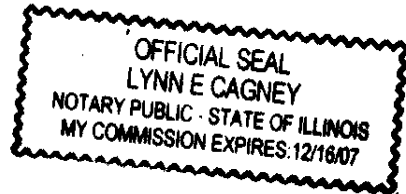
## STATEMENT BY GRANTOR AND GRANTEE

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 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 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 12-13-04 Signature: Judith L Kranjc

Subscribed and sworn to before me by the said Judith L. Kranjc this 13<sup>th</sup> day of December 2004

Notary Public Lynn E Cagney

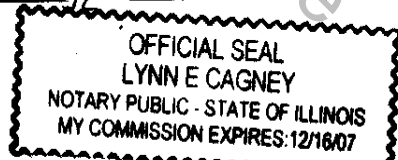


The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12-13-04, 1. Signature Judith L Kranjc

Subscribed and sworn to before me by the said Judith L. Kranjc this 13<sup>th</sup> day of December 2004

Notary Public Lynn E Cagney



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 the Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)