



Doc#: 0435247232
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/17/2004 03:03 PM Pg: 1 of 4

DEED IN TRUST

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

LIVIO L. SALVATORE, a widower
and not since remarried, of 940
Holbrook Road, Unit #24A

(The Above Space For Recorder's Use Only)

of the Village of Homewood County of Cook, and State of Illinois, in consideration of the sum of Ten (\$10.00) and 00/100's Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to LIVIO L. SALVATORE, as Trustee and PHYLLIS A. PETRONGELLI, as Co-Trustee, ~~XXXXXX~~ under the terms and provisions of a certain Trust Agreement dated the 15th day of December, 2004, and designated as ~~XXXXXX~~ * * *, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.) ***LIVIO L. SALVATORE, Trustee and PHYLLIS A. PETRONGELLI, Co-Trustee under the LIVIO L. SALVATORE REVOCABLE LIVING TRUST dated December 15, 2004.

Permanent Index Number (PIN): 32-08-201-018-1024
32-08-201-019-1007
Address(es) of Real Estate: 940 Holbrook Road, Unit #24A, Homewood, Illinois 60430

TO HAVE AND TO HOLD said real estate and 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 or 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.
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 be required to see that the terms of the trust have been complied with, or to enquire 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 instruments, 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.

Transfer exempt pursuant to paragraph e of Section 4 of the Real Estate Transfer Tax Act. Date: Dec. 15, 2004

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County the Settlor, LIVIO L. SALVATORE will name another individual who 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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

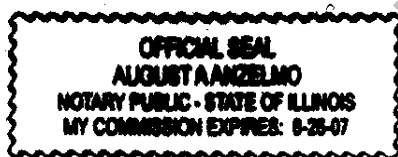
The Grantor _____ hereby waives _____ and releases _____ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 15 day of December XX2004
Livio L. Salvatore (SEAL) _____ (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

LIVIO L. SALVATORE _____ (SEAL) _____ (SEAL)

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 LIVIO L. SALVATORE, a widower and not since ^{re-}married 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 15th day of December 2004

Commission expires _____
August A. Anzelmo NOTARY PUBLIC

This instrument was prepared by August A. Anzelmo, 311 So. Halsted Street, Chicago Heights, Illinois 60411
(NAME AND ADDRESS)

Legal Description

[SEE ATTACHED LEGAL DESCRIPTION]

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { August A. Anzelmo, Esq. (Name)
311 So. Halsted Street (Address)
Chicago Heights, Illinois 60411 (City, State and Zip) } Mr. Livio L. Salvatore (Name)
904 Holbrook Road, Unit #24A (Address)
Homewood, Illinois 60430 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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LEGAL DESCRIPTION

PARCEL ONE

Unit No. 24A as delineated on survey of the following described Parcel of Real Estate (hereinafter referred to as "Parcel"): Lot 1 (except that part thereof lying North of the center line of Butterfield Creek as relocated and Lot 2 of William A. Christopher Subdivision being a Subdivision of the West 624 feet of the North East quarter of the North East quarter of Section 8, Township 35 North, Range 14, East of the Third Principal Meridian, except therefrom the East 100 feet of the South 233 feet all in Cook County, Illinois which survey is attached as "Exhibit A" to Declaration of Condominium made by Oemac Contractors, Inc., recorded in the Office of the Recorder of Cook County, Illinois as document 20241853, together with an undivided .740% interest in said Parcel (except from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey).

PARCEL TWO

Unit 7, as delineated on survey of Lot 3 of William A. Christopher's Subdivision, being a subdivision of the West 624 feet of the North East quarter of the North East quarter of Section 8, Township 35 North, Range 14 East of the Third Principal Meridian, excepting therefrom the East 100 feet of the South 233 feet, together with all unconveyed interests in Lot 3 aforesaid, in Cook County, Illinois which plot of survey is attached to declaration recorded as Document 21199751.

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GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 December 15, 2004

Signature: Livio L. Salvatore

Grantor or Agent
Livio L. Salvatore

Subscribed and sworn to before me
By the said Livio L. Salvatore
This 15th day of December, 2004
Notary Public August Anzelmo



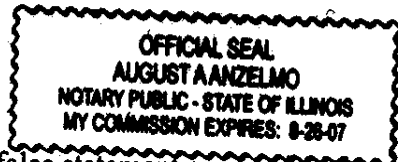
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 15, 2004

Signature: Livio L. Salvatore

Grantee or Agent
Livio L. Salvatore

Subscribed and sworn to before me
By the said Livio L. Salvatore
This 15th day of December, 2004
Notary Public August Anzelmo



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.)