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DEED IN TRUST (ILLINOIS)



Doc#: 0501134018
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 01/11/2005 10:25 AM Pg: 1 of 4

Above space for Recorder's Office Only

THE GRANTORS, VICTOR MARZULLO and GIOVANNIA MARZULLO, husband and wife, of the City of Park Ridge, County of Cook and State of Illinois for and in consideration of the sum of TEN AND NO/100THS DOLLARS, (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby **CONVEY** and Quit Claim:

An undivided one-half (1/2) interest in and to:

VICTOR MARZULLO and GIOVANNINA MARZULLO, Co-Trustees of the VICTOR MARZULLO, DECLARATION OF TRUST dated the 28th day of March, 1997, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed; and

An undivided one-half (1/2) interest in and to:

VICTOR MARZULLO and GIOVANNINA MARZULLO, Co-Trustees of the GIOVANNINA MARZULLO DECLARATION OF TRUST dated the 28th day of March, 1997, and any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

FOR LEGAL DESCRIPTION SEE ATTACHED

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

Permanent Real Estate Index Number: 12-01-104-049-0000; 12-01-104-050-0000; 12-01-104-051-0000;
12-01-104-052-0000; and 12-01-104-075-0000

Address of real estate: **2 Talcott, Park Ridge, Illinois 60068**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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 99 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 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

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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 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 into 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 person 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.

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 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 27th day of DECEMBER, 2004.

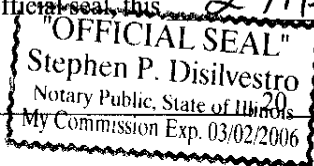
Victor Marzullo (SEAL)
VICTOR MARZULLO

Giovannina Marzullo (SEAL)
GIOVANNINA MARZULLO

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 VICTOR MARZULLO and GIOVANNINA MARZULLO, husband and wife, are 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.

Given under my hand and official seal this 27th day of DECEMBER, 2004.

Commission expires _____



Stephen P. Disilvestro
NOTARY PUBLIC

This transaction is exempt pursuant to Paragraph (e) of the Real Estate Transfer Act.

Victor Marzullo

Date: 12/27/04



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 24031

This instrument was prepared by: Robert J. Di Silvestro 5231 North Harlem Avenue, Chicago, Illinois 60656

MAIL TO:

VICTOR and GIOVANNINA MARZULLO
1805 S. Linden
Park Ridge, Illinois 60068

SEND SUBSEQUENT TAX BILLS TO:

VICTOR and GIOVANNINA MARZULLO
1805 S. Linden
Park Ridge, Illinois 60068



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LEGAL DESCRIPTION:**PARCEL 1:**

THAT PART OF LOT 19 IN BLOCK 6 LYING SOUTH OF A STRAIGHT LINE EXTENDING THROUGH A POINT IN THE WESTERLY LINE OF SAID LOT 19, WHICH POINT IS 2 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 19, AND EXTENDING THROUGH A POINT IN THE SOUTHERLY LINE OF SAID LOT 19, WHICH POINT IS 110 FEET AND 3 INCHES WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 19, ALSO ALL OF LOTS 20 TO 28 INCLUSIVE IN BLOCK 6 IN RESUBDIVISION OF LOTS 10 TO 19 INCLUSIVE, IN BLOCK 5 AND BLOCK 6 OF FOOTE AND LOCKWOOD'S SUBDIVISION OF PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST $\frac{1}{2}$ OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THAT PART OF LOT 19 AND LOTS 12 TO 22 OF PARCEL 1 AFORESAID.

PARCEL 3:

THE NORTHERLY $\frac{1}{2}$ OF THE VACATED ALLEY LYING SOUTHERLY OF AND ADJOINING LOT 23 OF PARCEL 1 AFORESAID.

PARCEL 4:

THE SOUTHERLY $\frac{1}{2}$ OF THE VACATED ALLEY LYING NORTHERLY OF AND ADJOINING LOTS 24 TO 28 OF PARCEL 1 AFORESAID.

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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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

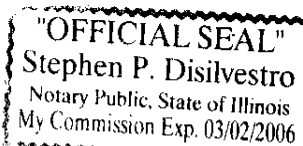
Date December 27, 2004

Signature: *Victor Marzullo*

Grantor or Agent

Subscribed and sworn to before
me by the said VICTOR MARZULLO
this 27th day of DECEMBER, 2004.

Notary Public *Stephen P. Disilvestro*



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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

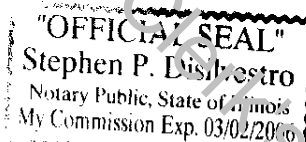
Date December 27, 2004

Signature: *Victor Marzullo*

Grantee or Agent

Subscribed and sworn to before
me by the said VICTOR MARZULLO
this 27th day of DECEMBER, 2004.

Notary Public *Stephen P. Disilvestro*



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.

(Attached 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.)

(f; Vendrell\forms\grantee.wpd)
January, 1998