## **DEED IN TRUST**

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THE GRANTOR (NAME AND ADDRESS)

Paul **C**. Bauer and Annette C. Bauer, his wife as joint tenants,

000022688

STATE OF ILLINOIS



NOV.18.04

REAL ESTATE TRANSFER TAX

0001200

Doc#: 0502749021

Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds

Date: 01/27/2005 07:19 AM Pg: 1 of 3

Doc#: 0433147033

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds

Date: 11/26/2004 08:06 AM Pg: 1 of 2

(The Above Space For Recorder's Use Only)

REAL ESTATE TRANSFEP IS X # DEPARTMENT OF REVENUE	FP 103014				
of the <u>City of Chicago</u>	County of	Cook		f Illinois, in conside	
of the sum of Ten and Of which is hereby acknowledged	/100 D	ollars, and other goo	d and valuable_co	nsideration, the rece	cipt of
which is hereby acknowledged	hereby conveys and quit	claims to XXXXXXXXXXX	A X X X X X X X X X X X X X X X X X X X	A KAN KENA KENA KENA KENA KENA KENA KENA	TATY WIND
*as follows	VVXVXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	X <b>&amp;XXXXXX</b>	****	XXXX
*as follows	**************************************	POPULATION AND ALBERTANCE AND ALBERT	*****	<u>«xxxxxxxxxx</u> x	and to
any and all successors as Trust	ee appointed under said T	Frust Agreement, or	who may be legall	y appointed, the fol	lowing
described real estate: (See reve	erse side for legal descrip	tion.)			
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	<i>¥₽¥₽</i> ₹₽₹ <i>*</i> \X <i>¥</i> × <i></i> \ <i>¥</i> ₽	<i>nkxki</i> xknkxyyk <sup>k</sup>	KXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	<u>XMMKWMXMXXXXXXXXX</u>	KANAX.
nixiladkynoxinyhinthooxna	Kexeexxre rpfxyyrex	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	X XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	KONYEX XIXIX XXIX YXXXXXX	XXXXX
**PLEASE SEE THE ATTACHE	D CLARIFICATION AN	D RE-RECORD**			
Address(es) of Real Estate:	2517 W. 115th Str	eet Chicago,I	L 60655		
PIN: 24-24-403-00	3 (affects Lot 8)	and 24-24-403 <b>-</b> 0	004 (affects I	₁ot 7)	
TO HAVE AND TO HOLD	said real estate and ap	prurtenances therete	o upon the trusts	s set forth in said	Trust
Agreement and for the following	ng uses:	0, 42	346245	T.M	

- 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 self 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 herein as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the promises. (e) To lease and enter into leases for the whole 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 contact, 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.

## **UNOFFICIAL COPY**

OI VOI I IOI/ (L					
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County John Pellegrini or Phaedra Pellegrini, or the survivor of them as to the Pellegrini					
Living Trust AND Phaedra Pellegrini as to the Alberta K. Maljan 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 veste and be binding upon their heirs, legal representatives and assigns.	d hereby, in the respective parties, shall inure to				
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 and provided.	he statute of the State of Illinois in such case made				
•					
The Grantor s hereby waive and release any and all right and benefit under and by virtue of the Statues of the Statues of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.					
DATED this	4 day of NeV 20 04				
——————————————————————————————————————					
PLEASE PROPERTY (SEAL)	fronto Dan (SEAL)				
TYPE NAME(S)	mette C. Bauer				
BELOW SIGNATURE(S)(SEAL)	(SEAL)				
State of Illinois, County of	ss. I, the undersigned, a Notary Public in and for				
said County, in the	State aforesaid. DO HEREBY CERTIFY that				
Paul G. Bauer personally known	and Annette C. Bauer, his wife to me to be the same person <u>s</u> whose name <u>s</u> are				
Subscribed to the foregoing instrument, appeared before me this day					
My Congression Host 2005 in person and ack	nowledged that <u>t</u> h <u>ey</u> signed, sealed and instrument as <u>their</u> free and				
	the uses and purposes therein set forth, including				
impress seal here the release and wa	iver of the right of homestead.				
Given under my hand and official seal, this	day of NoVEHBER 20 04				
Commission expires20	LRdL-Mun 1-				
This instrument was prepared by Nora Hurley Marsh, Attorney at Law 105 E. First Street, #203					
(NAME AND ACT HE SS) Hinsdale, IL 60521					
	74.				
Legal Mescrin	tion (				
AN UNDIVIDED ONE-HALF INTEREST OF THE FOLLOWING INT 12 in Harold J. McElhinny's 1st Addition to Southto	O EACH TRUST. Lots 7 and 8 in Block				
Range 13, East of the Third Principal Meridian, as					
Document No. 9449032, in Cook County, Illinois.	COOK COUNTY				
THEAL ESTATE	HEAL ESTATE TRANSFER TAX  NOV. 19.04  00006.00				
TRANSFER TAX	NOV. 19.04				
NOV.19.04 B 0009000	0000600				
	*				
REAL ESTATE TRANSACTION TAX # FP 103018	FP 103017				
Nora Hurley Marsh, Esq.	Pellegrini Trust/Maljan Trust				
(Name)	(Name)				
MAIL TO: 105 E. First Street, #203	10100 S. Bell				
Hinsdale, IL 60521	(Address) Chicago, IL 60643				
(City, State and Zip)	(City, State and Zip)				

OR

RECORDER'S OFFICE BOX NO.

0502749021 Page: 3 of 3

## **UNOFFICIAL COPY**

Deed re-recorded to clarify Grantee's ownership due to scrivner's error:

An undivided one-half (1/2) interest to John Pellegrini and Phaedra Pellegrini, co-trustees of the Pellegrini Living Trust u/t/a dated 4/12/96 and an undivided one-half (1/2) interest to Alberta K. Maljan, trustee of the Alberta K. Maljan Trust u/t/a dated 6/11/98

Property of Cook County Clark's Office