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Doc#: 0504017083
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 02/09/2005 09:19 AM Pg: 1 of 6

DEED IN TRUST

THE GRANTORS, ANTHONY J. IULIANO and MARY A. IULIANO, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEY and QUIT CLAIM:

a 50% tenants in common interest to Anthony J. Iuliano as Trustee of the ANTHONY J. IULIANO REVOCABLE TRUST dated December 1, 2004; and

a 50% tenants in common interest to Mary A. Iuliano as Trustee of the MARY A. IULIANO REVOCABLE TRUST dated December 1, 2004.

in the following described Real Estate situated in the County of Cook, State of Illinois to wit:

See Attached Exhibit A

and with respect to the interests conveyed, 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 Grantors, if any.

Permanent Index Numbers (PIN): 19-18-302-028; 19-18-302-029
Address of Real Estate: 6930-32 West 62nd Street, Chicago, Illinois

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 is hereby granted to said trustees 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

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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 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 the trustees 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 a 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 a 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 a 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 the 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 successes in trust have been property 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(s) hereby expressly waive(s) 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 homestead from sale on execution or otherwise.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 107.33 FEET (AS MEASURED ON THE NORTH AND SOUTH LINES) OF THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SOUTH NEW ENGLAND AVENUE (AS DEDICATED BY INSTRUMENT RECORDED SEPTEMBER 23, 1957 AS DOCUMENT 17017838) WITH THE SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 18; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF SOUTH NEW ENGLAND AVENUE, A DISTANCE OF 23.0 FEET; THENCE WESTERLY ALONG A LINE 23.0 FEET NORTH OF (AS MEASURED PARALLEL WITH AND PERPENDICULAR TO) SAID SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18, A DISTANCE OF 260.0 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 228.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH SAYRE AVENUE AS SHOWN ON PLAT RECORDED OCTOBER 16, 1962 AS DOCUMENT 18618830; THENCE NORTHERLY ALONG SAID EAST LINE OF SOUTH SAYRE AVENUE, A DISTANCE OF 200.0 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18 A DISTANCE OF 228.91 FEET TO A POINT 260.0 FEET WEST OF SAID WEST RIGHT OF WAY LINE OF SOUTH NEW ENGLAND AVENUE; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE OF SOUTH NEW ENGLAND AVENUE, A DISTANCE OF 200.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SOUTH NEW ENGLAND AVENUE (AS DEDICATED BY INSTRUMENT RECORDED SEPTEMBER 23, 1957 AS DOCUMENT NUMBER 17017838) WITH THE SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTH WEST $\frac{1}{4}$ OF SAID SECTION 18; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF SOUTH NEW ENGLAND AVENUE, A DISTANCE OF 23.0 FEET; THENCE WESTERLY ALONG A LINE 23.0 FEET NORTH OF (AS MEASURED PARALLEL WITH AND PERPENDICULAR TO) SAID SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTH WEST $\frac{1}{4}$ OF SECTION 18, A DISTANCE OF 260.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 228.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH SAYRE AVENUE AS SHOWN ON PLAT RECORDED OCTOBER 16, 1962 AS DOCUMENT NUMBER 18618830; THENCE NORTHERLY ALONG SAID EAST LINE OF SOUTH SAYRE AVENUE, A DISTANCE OF 200.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTH WEST $\frac{1}{4}$ OF SECTION 18, A DISTANCE OF 228.91 FEET TO A POINT 260.0 FEET WEST OF SAID RIGHT OF WAY LINE OF SOUTH NEW ENGLAND AVENUE; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE OF SOUTH NEW ENGLAND AVENUE, A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING (EXCEPT THE WEST 14 FEET OF SAID TRACT, AND EXCEPT THE EAST 107.33 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF OF SAID TRACT), IN COOK COUNTY, ILLINOIS.

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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 and hold title to real estate under the laws of the State of Illinois.

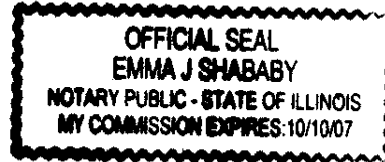
Dated: 12-29, 2004

Signature: Mary A. Juliano
Grantor or Agent

Mary A. Juliano

Subscribed and sworn to before me by the said Mary Juliano
this 29th day of December
2004.

Emma J. Shababy
Notary Public



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.

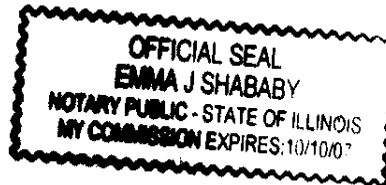
Dated: 12-29, 2004

Signature: Mary A. Juliano
Grantee or Agent

Mary A. Juliano as Trustee
of the Mary A. Juliano
Revocable Trust

Subscribed and sworn to before me by the said Mary Juliano
this 29th day of December
2004.

Emma J. Shababy
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]

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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 and hold title to real estate under the laws of the State of Illinois.

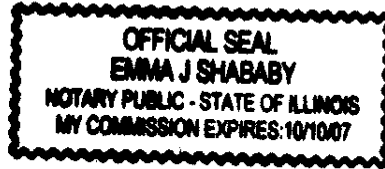
Dated: 12-29, 2004

Signature: Anthony J. Iuliano
Grantor or Agent

Anthony J. Iuliano

Subscribed and sworn to before me by the said Anthony Iuliano
this 29th day of December
2004.

Emma J. Shababy
Notary Public



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.

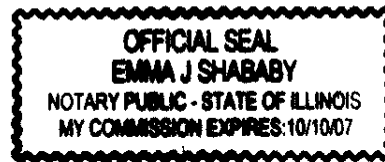
Dated: 12-29, 2004

Signature: Anthony J. Iuliano
Grantee or Agent

Anthony J. Iuliano as Trustee
of the Anthony J. Iuliano
Revocable Trust

Subscribed and sworn to before me by the said Anthony Iuliano
this 29th day of December
2004.

Emma J. Shababy
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]