

# UNOFFICIAL COPY

## DEED IN TRUST (Illinois)

Mail to: Laurence J. Kline, Esq.  
Hoogendoorn & Talbot LLP  
122 South Michigan Ave, Suite 1220  
Chicago, Illinois 60603  
Name & Address of Taxpayer:  
Mr. and Mrs. Christopher Trifilio  
6477 Thunderbird Drive  
Indian Head Park, Illinois 60525



Doc#: **0505903098**  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 02/28/2005 03:24 PM Pg: 1 of 4

RECORDER'S STAMP

THE GRANTOR(S) Christopher M. Trifilio and Lauren E. Davis now known as Lauren E. Trifilio, husband and wife of the Village of Indian Head Park, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto Christopher M. Trifilio and Lauren E. Trifilio  
6477 Thunderbird Drive Indian Head Park Illinois 60525  
Grantee's Address City State Zip

as Trustees under the provisions of a Trust Agreement dated the 15th day of September, 2004, and known as THE TRIFILIO FAMILY TRUST and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 21 IN WESTERN BUILDERS INDIAN VILLAGE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED MARCH 12, 1975 AS DOCUMENT NUMBER 23018324, IN COOK COUNTY, ILLINOIS.

NOTE: If additional space is required for legal - attach on separate 8½ x 11 sheet.

Permanent Index Number(s): 18-19-211-018-0000

Property Address: 6477 Thunderbird Drive, Indiana Head Park, Illinois 60525

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NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

*Lauren E. Davis*  
\_\_\_\_\_  
(SEAL) Lauren E. Davis, now known as Lauren E. Trifilio

*Christopher M. Trifilio*  
\_\_\_\_\_  
(SEAL) Christopher M. Trifilio

DATED this 23rd day of February, 2005.

And the said grantor(s) hereby expressly waive(s) and releases(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption for homesteads from sale on execution or otherwise.

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.

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 or 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, 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 conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this 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 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.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof; to lease said property, in possession or reversion, by leases to commence in the present or in the future, 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, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or 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 every 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.

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.

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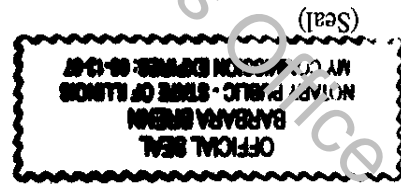
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\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

Laurence J. Kline, Esq.  
Hoogendoorn and Talbot LLP  
122 South Michigan Avenue  
Suite 1220  
Chicago, Illinois 60603-6107

DATE: Jan 11 2005  
Buyer, Seller or Representative

COUNTY-ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E, SECTION 4, REAL ESTATE  
TRANSFER ACT.



Notary Public  
Barbara Brown

Given under my hand and notarial seal this 23rd day of February, 2005.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Christopher M. Tritilio and Lauren E. Davis, now know as Lauren E. Tritilio, personally known to me to be the same person(s) 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.

STATE OF ILLINOIS )  
COUNTY OF COOK )  
) SS )  
)

Property of Cook County Clerk's Office

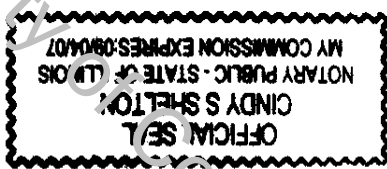
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[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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.

Notary Public

Cindy S. Shelton  
Subscribed and sworn to before me this 28th day of Feb., 2005



Grantee or Agent

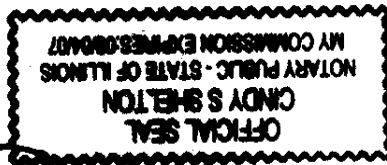
Don A. Muro  
Signature:

Dated: February 28, 2005

The grantee 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 title to real estate under the laws of the State of Illinois.

Notary Public

Cindy S. Shelton  
Subscribed and sworn to before me this 28th day of Feb., 2005



Grantor or Agent

Don A. Muro  
Signature:

Dated: February 28, 2005

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

## STATEMENT BY GRANTOR AND GRANTEE