

UNOFFICIAL COPY

DEED IN TRUST WARRANTY DEED



Doc#: 0515402003
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 06/03/2005 08:22 AM Pg: 1 of 2

THIS INDENTURE WITNESSETH, That the Grantor(s), The George A. Leoni Trust with George A. Leoni as Trustee,

of the County of Cook and the State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey(s) and warrant(s) unto the ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois, 60143, an Illinois

Corporation, as Trustee, under the provisions of a trust agreement dated **October 22, 2004** and known as **Trust Number 12125** the following described real estate in the County of Cook and State of Illinois, to-wit:

PIN # 15-03-400-003-0000 and 15-03-400-009-0000

PROPERTY ADDRESS: 1401 N. 17th Avenue, Melrose Park, Illinois 60160

LEGAL: Lots 9 and 10 in Block 78 in Melrose, said Melrose being a Subdivision of Lots 3, 4, and 5 of the Superior Court Partition of the South 1/2 of Section 3, with all that part of Section 10, lying North of right of way of Chicago and Northwestern Railroad Company in Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, 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 trustee 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 resubdivide said property as often as desired, to contract to sell, to grant options, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding 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 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 said premises 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.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, hereby declared to be personal property and to be in the earnings, avails and proceeds arising from this disposition of the premises; the intention hereof being to vest in the said ITASCA BANK & TRUST CO., the entire legal and equitable title in fee, in and to all of the premises above described.

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353953

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ATG Search
33 N. Dearborn
#650
Chicago, Illinois 60602

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This conveyance is made upon the express understanding and condition that neither ITASCA BANK & TRUST CO., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

And the said grantor(s) hereby expressly waive(s) and release(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 of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has/have hereunto set their hand(s) and seal this 10th DAY OF MAY, 2005.

George A. Leoni (SEAL) _____ (SEAL)

(SEAL)

STATE OF ILLINOIS

County of Cook

} SS.

STATE OF ILLINOIS

STATE TAX



MAY 27 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

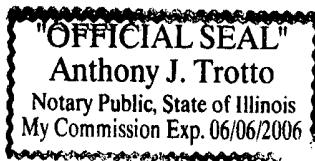
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REAL ESTATE TRANSFER TAX
0030000
FP326652

I, Anthony J. Trotto a Notary Public in and for said County in the State aforesaid do hereby certify that George A. Leoni personally known to me to be the same person(s) whose name(s) 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.

GIVEN under my hand and Notarial Seal this 10th DAY OF MAY A.D. 2005

Notary Public.



COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY 27 05

0000015919

REAL ESTATE
TRANSFER TAX

0015000

FP326665

Prepared By: &
PLEASE MAIL TO:
Itasca Bank & Trust Co.
Attn: Trust Department
308 W Irving Park Road
Itasca IL 60143

PROPERTY ADDRESS
1401 N. 17th Avenue
Melrose Park, IL 60160

MAIL SUBSEQUENT BILLS TO:
~~Owner of Record~~ Joseph Argento
1401 N. 17th Avenue
Melrose Park, IL 60160