



**WARRANTY DEED  
IN TRUST**

**UNOFFICIAL COPY**

THIS INDENTURE WITNESSETH, That the  
Grantor s

Anthony Casanova and Lucille  
Casanova, his wife.

of the County of Cook  
and State of Illinois

For and in consideration of TEN AND  
00/100 DOLLARS (\$10.00) and other  
good and valuable considerations in  
hand paid, CONVEY and WARRANT  
unto the **CHICAGO TITLE LAND  
TRUST COMPANY**, a corporation of  
Illinois, whose address is 171 N. Clark  
Street, Chicago, IL 60601-3234, as  
Trustee under the provisions of a trust agreement dated the 20th day of June, 2005  
known as Trust Number 1114405, the following described real estate in the County of Cook  
and State of Illinois, to-wit:



Doc#: 0518619045  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 07/06/2005 01:37 PM Pg: 1 of 3

Reserved for Recorder's Office

Lot 22 in Block 1 in Crain Gardens being a subdivision of part  
of the North West 1/4 of the North West 1/4 of Section 24, Township  
41 North, Range 12 East of the Third Principal Meridian, in Cook  
County, Illinois.

**Permanent Tax Number:** 09-24-120-002-0000

**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 pre-  
mises 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 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, from time to time, in possession or reversion, by 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, 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.

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, trust 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

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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.

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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor s \_\_\_\_\_ aforesaid have \_\_\_\_\_ hereunto set their \_\_\_\_\_ hand s \_\_\_\_\_ and seal s \_\_\_\_\_ this 20th day of \_\_\_\_\_ June \_\_\_\_\_ 2005.

Anthony Casanova (Seal)  
Anthony Casanova

Lucille Casanova (Seal)  
Lucille Casanova

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

**THIS INSTRUMENT WAS PREPARED BY:**

**SEND TAX BILLS TO:**

Yvonne Casanova  
230 Village Court  
Des Plaines, IL 60016

Mr. and Mrs. Anthony Casanova  
8755 North Merrill  
Niles, IL 60714-1922

State of Illinois

County of Cook

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Anthony Casanova and Lucille Casanova, his wife

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 \_\_\_\_\_ 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 notarial seal this 20th day of \_\_\_\_\_ June \_\_\_\_\_ 2005.

Yvonne Casanova  
NOTARY PUBLIC

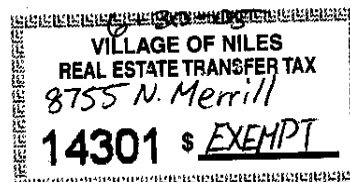
**PROPERTY ADDRESS:**

8755 North Merrill, Niles, IL 60714-1922



**AFTER RECORDING, PLEASE MAIL TO:**

**CHICAGO TITLE LAND TRUST COMPANY**  
171 N. CLARK STREET ML04LT  
CHICAGO, IL 60601-3294



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

Dated JUNE 30, 2005

Signature: Anthony Casanova  
Anthony Casanova, Grantor

Signature: Lucille Casanova  
Lucille Casanova, Grantor

Subscribed and sworn to before me  
by the said GRANTOR  
this 30<sup>th</sup> day of JUNE, 2005  
Notary Public Yvonne Casanova

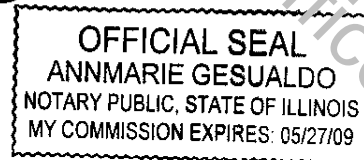


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 23, 2005

Signature: [Signature]  
Chicago Title Land Trust Co., Grantor or Agent

Subscribed and sworn to before me  
by the said GRANTEE  
this 23<sup>rd</sup> day of June, 2005  
Notary Public Annmarie Gesualdo



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.)