



Doc#: 0531448147 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/10/2005 03:25 PM Pg: 1 of 4

THE GRANTOR,
FERRUCCIO JAMES MONGIAT,
widowed and now re-married to ELEANOR H.
(KONEFAL) MONGIAT, of North Riverside,
the County of Cook, and State of Illinois for
and in consideration of Ten (\$10.00) Dollars,
and other good and valuable considerations in
hand paid, Conveys and Warrants unto

FERRUCCIO JAMES MONGIAT
(Same Person - See Below For Address)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a SELF DECLARATION of trust agreement dated the 8th day of November, 2005,
and known as the FERRUCCIO JAMES MONGIAT DECLARATION OF TRUST, (hereinafter referred to as "said
trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under agreement,
the following described real estate in the County of Cook and the State of Illinois, to wit:

SEE ATTACHED

Permanent Real Estate Index Number: 15-25-120-005-0000.

Address(es) of real estate: 2423 South 5th Avenue, North Riverside, Illinois, 60546.

TO HAVE AND TO HOLD the said premises with appurtenances upon the trusts and for the uses and purposes
herein and in said trust agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE
MADE A PART HEREOF. And the grantor hereby expressly waives and releases any and all right or benefit under and
by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or
otherwise.

In Witness Whereof, the grantors aforesaid has hereunto sets his hand and seal this 8th day of November
2005.

Ferruccio J Mongiat (Seal)
FERRUCCIO JAMES MONGIAT

Eleanor H (Konefal) Mongiat
ELEANOR H. (KONEFAL) MONGIAT

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
FERRUCCIO JAMES MONGIAT and ELEANOR H. (KONEFAL) MONGIAT, and personally known to me to be the
same persons 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 this 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 official seal, this 8th day of November, 2005.
Commission expires 20
David E. Hoy
Notary Public, State of Illinois
My Commission Expires May 31, 2008

David E. Hoy
NOTARY PUBLIC

This instrument was prepared by The Law Offices of David E. Hoy, Attorneys & Counselors at Law, 1100 West Lake Street, Suite 245, Oak Park, IL 60301

Mail To: David E. Hoy, Attorney at Law
1100 West Lake St. Suite 245
Oak Park, IL 60301

Send Subsequent Tax Bills To:

FERRUCCIO JAMES MONGIAT
2423 South 5th Avenue,
North Riverside, Illinois, 60546

UNOFFICIAL COPY

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey 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 in 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 of 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.

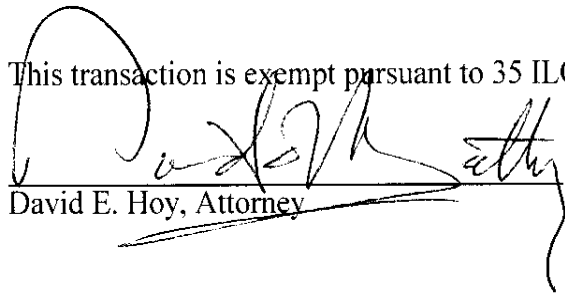
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or inquire into the necessity 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 the trust created by the 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 the 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 person 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or in duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right on 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.

This transaction is exempt pursuant to 35 ILCS 200/31-45(e)



 David E. Hoy, Attorney

Dated: 11-8-05

UNOFFICIAL COPY

Lot 20 in Block 12 in Komarek's West Twenty-
Second Street Third Addition, a Subdivision of
the East half of the Northwest Quarter of Section
26, Township 39 North, Range 12, East of the Third
Principal Meridian in Cook County, Illinois

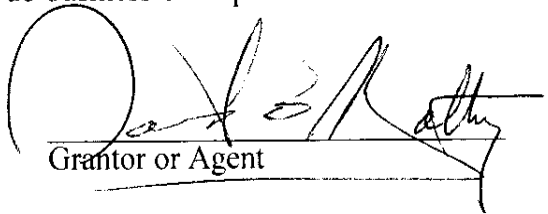
Property of Cook County Clerk's Office

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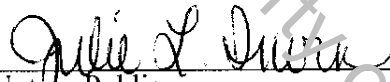
STATEMENT BY GRANTOR AND GRANTEE

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: 11-8, 2005

Signature: 
Grantor or Agent

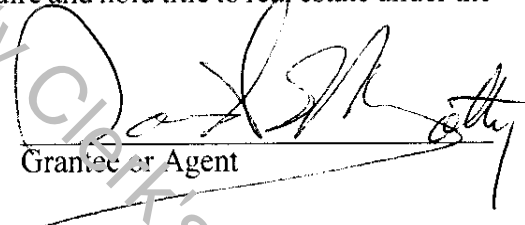
Subscribed and sworn to before me this 8th day of Nov, 2005.


Notary Public

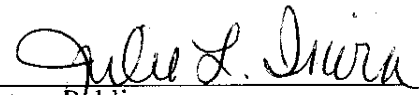


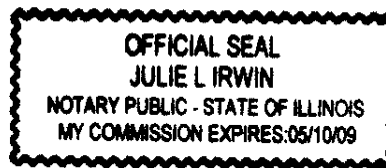
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 11-8, 2005

Signature: 
Grantee or Agent

Subscribed and sworn to before me this 8th day of Nov, 2005.


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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)