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# UNOFFICIAL COPY



Doc#: 0610341139 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/13/2006 12:36 PM Pg: 1 of 4

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That  
the Grantor(s) Anthony S. Luciano and  
Lucille Luciano, Husband and  
wife  
of the County of Cook and State  
of Illinois for and in consideration of Ten and  
no/hundredths (\$10.00) Dollars, and other good  
and valuable consideration in hand paid, con-  
vey(s) and warrant(s) unto Anthony S.  
Luciano and Lucille Luciano  
as co-trustees, under the terms  
and provisions of a trust  
agreement dated May 5, 2000\*\*\*

the following described  
real estate in the County of Cook  
and State of Illinois, to wit:

(The Above Space For Recorder's Use Only)

\*\*\*and designated as Anthony S. Luciano and Lucille Luciano Family  
Trust dated May 5, 2000. and to any and all successors as trustee appointed  
under said trust agreement or who may be legally appointed.

P.L.N.: 15-29-403-058  
Address of real estate: 2822 Buckingham Ave, Westchester IL 60154  
See attached legal description

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. The powers and authority conferred upon said trust Grantee are recited on the reverse side hereof and  
incorporated herein by reference.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or  
note in the certificate of title or 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(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 \_\_\_\_\_ hereunto set \_\_\_\_\_ hand(s) and seal(s) this 6th day  
of March ~~15~~ 16 2006

Anthony S Luciano (seal)  
Anthony S Luciano  
\_\_\_\_\_  
(seal)

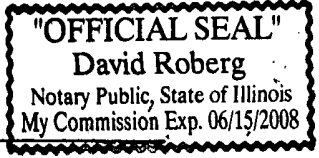
Lucille Luciano (seal)  
Lucille Luciano  
\_\_\_\_\_  
(seal)

State of IL  
County of DePage

ss. I, the undersigned, a Notary Public in and for said County in  
the State aforesaid, do hereby certify that Anthony S. Luciano  
and Lucille Luciano personally known to me  
to be the same person(s) whose name(s) 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  
a 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 6 day of March 2006

D. Roberg  
Notary Public



166  
3/8

BOX 333-011

# UNOFFICIAL COPY

This space for affixing Riders and Revenue Stamps

## TRUST POWERS

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 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 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.

Mail TO:

### THIS INSTRUMENT WAS PREPARED BY:

Anthony S Luciano  
 2822 Buckingham

Westchester, IL 60154

Exempt under Provisions of Paragraph 2  
 Section 4, Real Estate Transfer Tax Act.  
 3/6/2004  
 Date  
 Buyer, Seller or Representative

**TRANSFER STAMP**  
 CERTIFICATION OF COMPLIANCE

Village of Westchester  
 3/12/06  
 Pellomy

For information only, insert street address of property legally described above.

**UNOFFICIAL COPY**

**STREET ADDRESS:** 2822 BUCKINGHAM AVENUE

**CITY:** WESTCHESTER

**COUNTY:** COOK

**TAX NUMBER:** 15-29-403-058-0000

**LEGAL DESCRIPTION:**

LOT 7 AND 8 BLOCK 2 IN WESTCHESTER HIGHLANDS, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 29 TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE THE PLAT RECORDED SEPTEMBER 30, 1925 AS DOCUMENT 9051581 IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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 March 6, 2006 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said [Signature]  
this 6<sup>th</sup> day of March 2006

[Signature]  
Notary Public

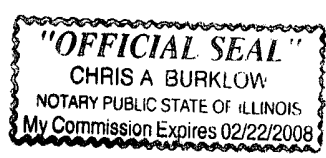


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 6, 2006 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said [Signature]  
this 6<sup>th</sup> day of March  
2006

[Signature]  
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.]