

UNOFFICIAL COPY

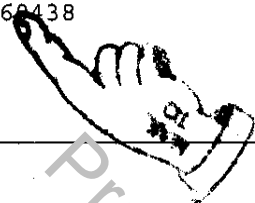


This Instrument Prepared By:
Barry C. Bergstrom & Assoc., Ltd.
3330 - 181st Pl.
Lansing, IL 60438

Doc#: 0611632045 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/26/2006 09:56 AM Pg: 1 of 4

MAIL TO:

Barry C. Bergstrom
3330 181st Place
Lansing, IL 60438



DEED IN TRUST

THE Grantor, JUSTO BUONOMO, an unmarried person, 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, Conveys and WARRANTS unto JUSTO BUONOMO, as Trustee of the Buonomo Land Trust, u/t/a dated March 4, 2006 and known as Trust Number 110-03-06, of 18332 Wentworth Avenue, Unit 2A, Lansing, Illinois 60438, (hereinafter referred to as "said trustee" regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, pursuant to the provisions appearing on the reverse side hereof under the heading "Successor Trustees", the following described real estate in Cook County, Illinois, to wit:

UNIT 2A IN THE TIERRA GRANDE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 42 LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, 135 FEET NORTHWESTERLY OF THE SOUTHERLY CORNER THEREOF TO A POINT IN THE EAST LINE OF SAID LOT, 135 FEET NORTH OF THE SOUTHERLY CORNER THEREOF, IN AXTELL'S ADDITION TO LANSING IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT LR2710584 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


PIN: 30-32-308-028-1005

Commonly known address: 18332 Wentworth Avenue, Unit 2A, Lansing, Illinois 60438

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. This conveyance is subject to: general real estate taxes for 2005 and subsequent years and all matters of record. THE TERMS AND CONDITIONS APPEARING ON RIDER A ATTACHED HERETO ARE MADE A PART HEREOF.

The said Grantor, JUSTO BUONOMO, an unmarried person, hereby expressly waive 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 homestead from sale on execution or otherwise.

In Witness Whereof, the Grantor, JUSTO BUONOMO, an unmarried person, aforesaid have hereunto set his hand and seal this 4th day of March, 2006


JUSTO BUONOMO (SEAL)

S-C
S-Y
K4
S-N
M-Y
A-D

UNOFFICIAL COPY

SUCCESSOR TRUSTEES

The Trust Agreement referred to herein provides that the following persons or entity shall act as Successor Trustee or Successor Trustees hereunder in the following order:

1. DIANA BUONOMO
2. AWILDA GARIBALDI
3. FIRST NATIONAL BANK OF ILLINOIS, Lansing, Illinois, and its corporate successors

In the event of the death, resignation, refusal or inability to act of a Co-Trustee or Trustee hereunder, the next named Trustee or Trustees shall act and shall have all the rights and powers of the original Trustees.

In the event of the death of a Trustee then acting hereunder, on the filing with the Recorder of Deeds of an affidavit reciting such death and describing the real estate conveyed to the Trustee, to which affidavit is attached a certified copy of the death certificate of such Trustee, anyone dealing with the title to the real estate shall be entitled to conclusively presume that the Trust Agreement referred to herein has not been amended with respect to any Successor Trustee unless a copy of such amendment describing the real estate conveyed to the Trustee has been theretofore filed with the Recorder of Deeds in the County in which said real estate is located.

This Deed is exempt under Real Estate Transfer Act Sec. 4, para. e. and Cook County Ord. 15184, para. e.

Dated: March 4, 2006


 _____ Attorney
 Barry C. Bergstrom

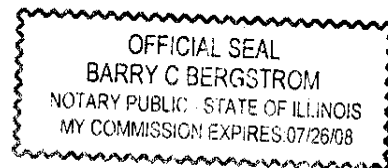
State of Illinois)
) SS.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that JUSTO BUONOMO, an unmarried person, personally known to me to be the same person whose name is 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.

Given under my hand and official seal, March 4, 2006.


 _____ Notary Public
 Barry C. Bergstrom

Send Subsequent Tax Bills To:
 Justo Buonomo
 18332 Wentworth Avenue, Unit 2A
 Lansing, Illinois 60438



UNOFFICIAL COPY**RIDER A TO AND MADE A PART OF DEED IN TRUST
FROM JUSTO BUONOMO, GRANTOR TO JUSTO BUONOMO, TRUSTEE**

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, 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 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.

UNOFFICIAL COPY

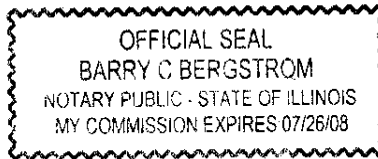
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 4, 2006

Signature: *Justo Buonomo*
Grantor or Agent
JUSTO BUONOMO

Subscribed and sworn to before me by the said JUSTO BUONOMO this 4th day of March, 2006.



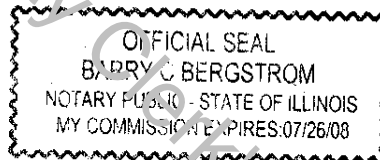
Notary Public *Barry C. Bergstrom*

The grantee or his/her 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 4, 2006

Signature: *Justo Buonomo*
Grantee or Agent
JUSTO BUONOMO

Subscribed and sworn to before me by the said JUSTO BUONOMO this 4th day of March, 2006.



Notary Public *Barry C. Bergstrom*

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.)