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DEED IN TRUST

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Doc#: 0625722036 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/14/2006 04:03 PM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)

James DiCosola and  
Emily DiCosola, husband and  
wife



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 26359

(The Above Space For Recorder's Use Only)

of the City of Park Ridge County of Cook, and State of Illinois, in consideration of the sum of \$10,000 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to James DiCosola, Emily DiCosola, Frank DiCosola, and Mildred DiCosola, 1700 W. Touhy Ave., Park Ridge, Illinois as Trustee S, under the terms and provisions of a certain Trust Agreement dated the 12<sup>th</sup> day of July, 1989, and designated as Trust No. THREE, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 09-27-425-025-0000

Address(es) of Real Estate: 1704 W. Touhy Ave., Park Ridge, IL 60068

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest herein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor S hereby waive        and release        any and all right and benefit under and by virtue of the Statues Statues of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 21 day of August 2006

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

James DiCosola (SEAL)  
JAMES DICOSOLA, Grantor

Emily DiCosola (SEAL)  
Emily DiCosola, Grantor

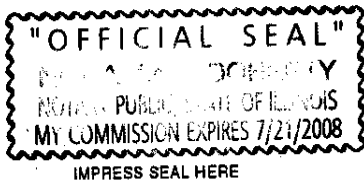
James DiCosola (SEAL)  
JAMES DICOSOLA

Emily DiCosola (SEAL)  
EMILY DICOSOLA

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

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 official seal, this 21<sup>ST</sup> day of August 2006

Commission expires July 21 2008

[Signature]  
NOTARY PUBLIC

This instrument was prepared by Nora Doherty 350 N. LaSalle #900 Chicago, IL 60610  
(NAME AND ADDRESS)

## Legal Description

AN UNDIVIDED 1/2 INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK STATE OF ILLINOIS, TO WIT:

LOT SIXTEEN (16), AND THE SOUTH HALF OF THE VACATED ALLEY NORTH OF ADJOINING LOT 16, IN BLOCK FOUR (4) IN FRED I. GILLUCK'S CENTER STREET ADDITION TO PARK RIDGE, IN THE WEST HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF PARK RIDGE, IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SECTION 4 PARAGRAPH E & COOK COUNTY ORDINANCE 95104 PARAGRAPH 4.

[Signature]  
NORA DOHERTY, ATTORNEY 8/28/06

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Nora Doherty (Name)  
350 N. LaSalle, Suite 900 (Address)  
Chicago, IL 60610 (City, State and Zip)

James DiCosola (Name)  
1700 W. Touhy (Address)  
Park Ridge, IL 60068 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

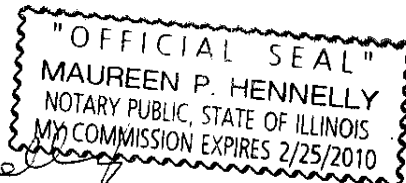
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## STATEMENT OF GRANTOR/GRANTEE

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 Aug 18, <sup>2006</sup> ~~2006~~ Signature: *[Signature]*  
Grantor or Agent NOIRA DOHERTY, ATTORNEY

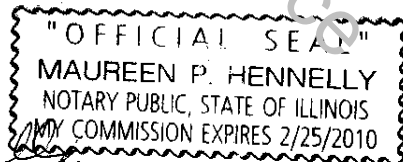
Subscribed and sworn to before me by the said \_\_\_\_\_  
this 18th day of Aug,  
~~19~~ 2006  
Notary Public Maureen P. Hennelly



The grantee 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 Aug 18, <sup>2006</sup> ~~2006~~ Signature: *[Signature]*  
Grantee or Agent NOIRA DOHERTY, ATTORNEY

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 18th day of Aug,  
~~19~~ 2006  
Notary Public Maureen P. Hennelly



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.