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Doc#: 0711039121 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/20/2007 01:00 PM Pg: 1 of 3

DEED IN TRUST

THE GRANTOR,
EDWARD J. ZARACH and MARLA R. ZARACH, husband and wife of the City of Park Ridge, County of Cook, State of Illinois, in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants to: **EDWARD J. ZARACH AND MARLA R. ZARACH, not individually but as co-trustees of the EDWARD J. ZARACH AND MARLA R. ZARACH DECLARATION OF TRUST DATED** APRIL 4th, 2007.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

4/14/07 [Signature]
DATE REPRESENTATIVE

Property legally described as:

LOT 25 IN GLEN OAK ESTATES UNIT TWO, A SUBDIVISION OF PART OF LOT 2 OF JOHN BATTCHER ESTATES DIVISION IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 26, 1956 AS DOCUMENT NUMBER 1697939

Property commonly known as: **1306 BONITA DRIVE, PARK RIDGE, ILLINOIS 60068**

Permanent Index Number: **12-02-128-014-0000**

Subject to covenants, conditions, easements, restrictions of record and general real estate taxes for the year 2006 and subsequent years.

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

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 therein, 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 or 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 compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instruments dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 27060

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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.

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 the 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 hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution otherwise.

DATED this 4TH day of APRIL, 2007.

Edward J. Zarach (SEAL)
EDWARD J. ZARACH

Marla R. Zarach (SEAL)
MARLA R. ZARACH

STATE of ILLINOIS,
County of Cook ss.

I, the undersigned, a Notary Public in and said County, in the State aforesaid, DO HEREBY CERTIFY that **EDWARD J. ZARACH and MARLA R. ZARACH**, 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 her 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 4th day of April, 2007.
Commission expires 6-18, 2008

Bridget O'Donohue
Notary Public



Prepared By and Mail To:

Vincent Sansonetti, Attorney at Law
5521 N. Cumberland, Suite 1109
Chicago, IL 60656

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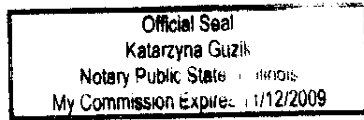
STATEMENT OF GRANTOR AND GRANTEE

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, 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 4/4/07 Signature [Signature]
Grantor or Agent

Subscribed and Sworn to before
me this 4th day of APRIL, 2007.

[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 4/4/07 Signature [Signature]
Grantor or Agent

Subscribed and Sworn to before
me this 4th day of APRIL, 2007.

[Signature]
Notary Public



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