

QUITCLAIM DEED
IN TRUST

UNOFFICIAL COPY



MAIL TO:

Vanessa C. Fry
Law Office of Gregory Catrambone, PC
101 E. St. Charles Road, Suite 200
Villa Park, Illinois 60181

Doc#: 0714309053 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/23/2007 10:11 AM Pg: 1 of 4

NAME & ADDRESS OF GRANTEE:

Rosemarie D. Pianowski, Trustee
John J. Pianowski, Trustee
18 Lahinch, Unit #18
Lemont, IL 60439

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH,

That the Grantors, JOHN J. PIANOWSKI and ROSEMARIE D. PIANOWSKI, 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,

CONVEY AND QUITCLAIM unto:

½ UNDIVIDED INTEREST TO ROSEMARIE D. PIANOWSKI, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE ROSEMARIE D. PIANOWSKI REVOCABLE TRUST DATED JANUARY 11, 1980 AND ½ UNDIVIDED INTEREST TO JOHN J. PIANOWSKI, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE JOHN J. PIANOWSKI TRUST DATED JANUARY 11, 1080

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

See Exhibit 'A' attached hereto and made a part hereof

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.

Permanent Index Number: 22-34-103-027-0000

Property Address: 18 Lahinch, Unit #18, Lemont, Illinois 60439

In Witness Whereof, the Grantors aforesaid hereunto set their hands and seals this 22nd

day of ~~January~~ 2007.

February

X John J. Pianowski (Seal)
John J. Pianowski, Trustee

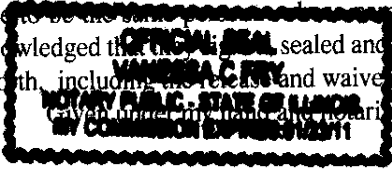
X Rosemarie D. Pianowski (Seal)
Rosemarie D. Pianowski, Trustee

*sl
my
P.H.
R.H.*

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State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that the grantors, ROSEMARIE D. PIANOWSKI, AS TRUSTEE OF THE ROSEMARIE D. PIANOWSKI REVOCABLE TRUST DATED JANUARY 11, 1980 AND TO JOHN J. PIANOWSKI, AS TRUSTEE OF THE JOHN J. PIANOWSKI TRUST DATED JANUARY 11, 1980, personally known to me, and the grantees are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they executed, 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.



seal this 22nd day of January 2007.
February

Vanessa C. Fry
Notary Public

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 dedicated parks, street, highways or alleys and to vacated any subdivision or part thereof, and to resubdivided said property as often as desired, to contract to sell, to grant options to purchase, to sell on any items, 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 dedicated, 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 kinds, 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 all of 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.

THIS INSTRUMENT WAS PREPARED BY:

Law Office of Gregory Catrambone, P.C.

Vanessa C. Fry
101 E. St. Charles Road, Suite 200
Villa Park, Illinois 60181
630-993-1191

EXEMPT PURSUANT TO 35 ILCS 200/31-45 (E)
REAL ESTATE TRANSFER TAX LAW.

DATE: 2.22.2007
John Pianowski
Rosemarie D. Pianowski

**GRANTEE'S ADDRESS
AND MAIL TO:**

John J. Pianowski, Trustee
Rosemarie D. Pianowski, Trustee
18 Lahinch, Unit #18
Lemont, IL 60439

18 Lahinch, Unit #18, Lemont, IL 60439
For information only, insert street address of property legally described above.

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EXHIBIT A

Legal Description

PARCEL 1: THAT PART OF LOT 8 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY, BEING A RESUBDIVISION OF LOT 118 THRU 144 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH 1/2 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF A LINE COMMENCING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 8, BEING 48.56 FEET EASTERLY OF THE NORTHWEST CORNER OF THEREOF AND BEARING SOUTH 16 DEGREES 20 MINUTES 24 SECONDS EAST TO A POINT OF TERMINATION IN THE SOUTHERLY LINE OF SAID LOT 8, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY RUFFLED FEATHERS PLAT OF SUBDIVISION AFORESAID.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS 23, 24 AND 25 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY AFORESAID.

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.



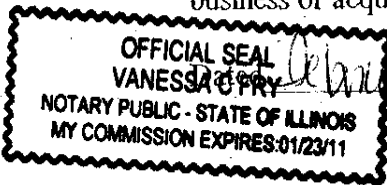
Signature: _____

John J. Brunowski
Grantor or Agent

Subscribed and sworn to before me

by the said *Vanessa C Fry*
this *27* day of *February*, 2007
Notary Public *Vanessa C Fry*

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.



Signature: _____

Rosemarie J. Brunowski
Grantee or Agent

Subscribed and sworn to before me

by the said *Vanessa C Fry*
this *27* day of *February*, 2007
Notary Public *Vanessa C Fry*

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.

(Attached 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.)