

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST (ILLINOIS)



Doc#: 0720505071 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/24/2007 10:18 AM Pg: 1 of 3

FIRST AMERICAN TITLE

ORDER #

11041953/1012

Above space for Recorder's Office Only

This agreement made this 29<sup>TH</sup> day JUNE, 2007, between DANIEL C. KUNYSZ, Trustee under the provisions of the Declaration of Trust of DANIEL C. KUNYSZ dated December 28, 2000, Grantor and JEAN E. RAMEL and FREDERICK J. RAMEL, TRUSTEES OF THE JEAN E. RAMEL REVOCABLE TRUST DATED JANUARY 12, 2007

WITNESSETH: The Grantor in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable considerations receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following:

LOT 11 IN BLOCK 10 IN PROSPECT PARK COUNTRY CLUB SUBDIVISION BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11, AND THE SOUTH 15 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 08-11-412-003-0000

Address(es) of real estate: 417 S. Wapella Avenue, Mount Prospect, Illinois 60056

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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 complied with, or to inquire 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 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

319

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2007/07/19 10:41  
1000

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

JUL. 19.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000007697

REAL ESTATE TRANSFER TAX
00620.00
FP 103027

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

JUL. 19.07

REVENUE STAMP

# 000007694

REAL ESTATE TRANSFER TAX
00310.00
FP 103028

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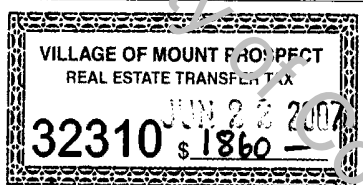
he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person 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.

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 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 or otherwise.



DATED this 29<sup>TH</sup> day of JUNE, 2007.

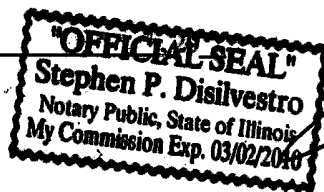
PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

 (SEAL)  
DANIEL C. KUNYSZ, Trustee

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 DANIEL C. KUNYSZ, Trustee under the provisions of the Declaration of Trust of DANIEL C. KUNYSZ dated December 28, 2000, is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29<sup>TH</sup> day of JUNE, 2007.

Commission expires \_\_\_\_\_



  
NOTARY PUBLIC

This instrument was prepared by: Stephen P. Di Silvestro, Attorney at Law  
5231 N. Harlem Avenue, Chicago, Illinois 60656

MAIL TO:

DENNIS M. SBERTOLI  
ATTORNEY AT LAW  
P.O. BOX 1482  
LA GRANGE PARK, ILLINOIS 60526

SEND SUBSEQUENT TAX BILLS TO:

JEAN E. & FREDERICK J. RAMEL  
417 S. WAPELLA AVENUE  
MOUNT PROSPECT, ILLINOIS 60056