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Doc#: 0727434096 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/01/2007 03:02 PM Pg: 1 of 4

**DEED IN TRUST**  
(Illinois)

THE GRANTOR, **LEROY ROSASCO**, a widower not remarried, of the County of Cook and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and quit claims unto:

*This space reserved for Recorder's use only.*

**LEROY P. ROSASCO AS TRUSTEE OF THE LEROY P. ROSASCO TRUST UNDER DECLARATION OF TRUST DATED OCTOBER 26, 1987, OR HIS SUCCESSORS IN TRUST**

**1009 BONNIE BRAE PLACE, UNIT 3C  
RIVER FOREST, ILLINOIS 60305**

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

**UNIT 3-C AND PARKING EASEMENT NUMBERS 31 AND 37 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL:**

**LOT 5 (EXCEPT THE NORTH 13 FEET THEREOF) AND LOT 6 IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1,8,9,10,11,14,15 AND 16 IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 20989604 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS**

Permanent Index No. **15-01-406-026-1017**

Address of Real Estate: **1009 BONNIE BRAE PLACE, UNIT 3C, RIVER FOREST, ILLINOIS**

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.

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,

**EXEMPTION APPROVED**  
REC'D VILLAGE CLERK, VILLAGE OF RIVER FOREST  
*Dawn M. Marshall*

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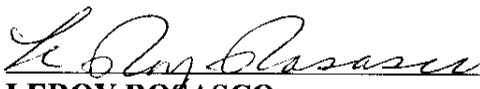
to a successor or successors in trust, and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said Trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber said property, or any part thereof; to lease said property, or any 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 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 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 obligated 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the Certificate of Title, or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" or words of similar import in accordance with the statute in such case made and provided.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this **26th Day of September, 2007.**

 (Seal)  
**LEROY ROSASCO**

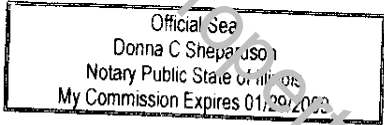
**EXEMPTION APPROVED**  
 DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST  


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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEROY ROSASCO, 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 this 26<sup>th</sup> day of September, 2007.



Donna C. Sheparison  
Notary Public

This instrument was prepared by Leonard P. Diorio, Storino, Ramello & Durkin, 9501 West Devon Avenue, Rosemont, Illinois 60018.

I hereby declare that this Deed represents a transaction exempt under the provisions of Paragraph (e) 35 ILCS 200/31-45 of the Property Tax Code and Cook County Ord 93-0-27 par (e).

Dated September 26, 2007

Leonard P. Diorio  
Leonard P. Diorio, Attorney at Law

Send subsequent tax bills to:

**LEROY ROSASCO**  
**1009 BONNIE BRAE PLACE, UNIT 3C**  
**RIVER FOREST, ILLINOIS 60305**

Mail to: Leonard P. Diorio  
Storino, Ramello & Durkin  
9501 West Devon Avenue  
Rosemont, Illinois 60018

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST  
Margaret

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## STATEMENT BY GRANTOR AND GRANTEE

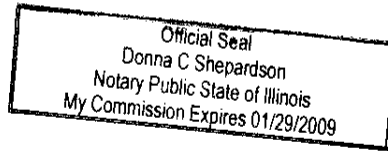
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated: SEPTEMBER 26, 2007

Signature: *LeRoy Rosasco*  
Grantor or Agent

Subscribed and sworn to before me by the said LeRoy Rosasco this 26th Day of September, 2007

*Donna C. Shepardson*  
Notary Public



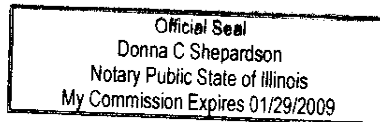
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: SEPTEMBER 26, 2007

Signature: *LeRoy Rosasco*  
Grantee or Agent

Subscribed and sworn to before me by the said LeRoy P. Rosasco as Trustee this 26th Day of September, 2007

*Donna C. Shepardson*  
Notary Public



**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.)