

UNOFFICIAL COPY



GEORGE E. COLE® No. 1990-REC
LEGAL FORMS November 1997

Doc#: 0729948020 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/26/2007 12:22 PM Pg: 1 of 3

DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, DOMINIC NASCA, a single person Above Space for Recorder's use only
of the County of Cook and State of Illinois for and in consideration of -0-
_____ DOLLARS, and other good and valuable considerations in hand paid, Convey _____ and
(WARRANT S /QUIT CLAIM S)* unto

DOMINIC NASCA

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 26th day of October, 2007,
The Dominic Nasca Living Trust
and known as Trust Number _____ (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto
all and every successor or successors in trust under said trust agreement, the following described real estate in the County
of Cook and State of Illinois, to wit:

LOT NINE (9) AND LOT TEN (10) IN BLOCK SIX (6) IN GAUNTLETT'S LA FRAMBOISE PARK
SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF FRACTIONAL SECTION 23
NORTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 12-23-405-035

Address(es) of real estate: 3555 N. Paris, Chicago, IL 60634

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, street, 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 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.

2

UNOFFICIAL COPY

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, hers, 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.

And the said grantor _____ hereby expressly waive _____ and release _____ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid ha_s _____ hereunto set _____ his _____ hand _____ and seal

this 26th day of October, 2007.

Dominic Nasca (SEAL) _____ (SEAL)
DOMINIC NASCA _____

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 _____ DOMINIC NASCA _____

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 26th day of October, 2007

Commission expires August 25, 2010

[Signature]
NOTARY PUBLIC

This instrument was prepared by Dennis DaPrato, 7507 W. Belmont, Chicago, IL 60634
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

Dominic Nasca
(Name)

Dominic Nasca
(Name)

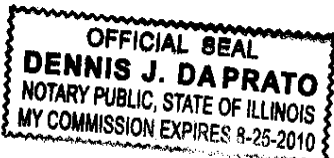
MAIL TO: 3555 N. Paris
(Address)

3555 N. Paris
(Address)

Chicago, IL 60634
(City, State and Zip)

Chicago, IL 60634
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____



IMPRESS
SEAL
HERE

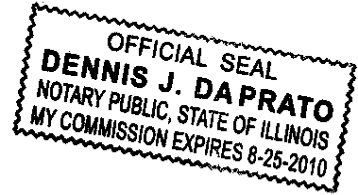
UNOFFICIAL COPY

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, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

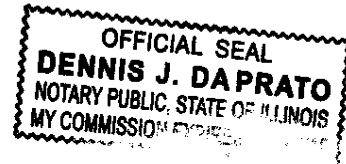
Dated October 26, 2007

Signature: *Dominic Nasca*
Grantor or Agent



Subscribed and sworn to before me by the said Grantor this 26th day of October, 2007.

[Signature]



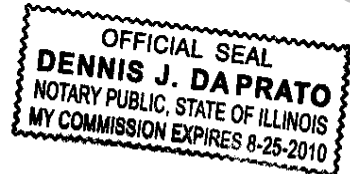
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 26, 2007

Signature: *Dominic Nasca*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 26th day of October, 2007.

[Signature]



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 Act.)