

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

0020869074

9921/0058 44 001 Page 1 of 4  
2002-08-08 10:46:34  
Cook County Recorder 27.50



Doc#: 0731260040 Fee: \$34.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 11/08/2007 10:42 AM Pg: 1 of 6

### THE GRANTOR

Geraldine Mazzone Trustee of The  
Geradine Mazzone Revocable Living  
Trust 6433 Apache Drive, Indian  
Head Park, IL 60525

Above spa

of the County of Cook and State of IL for and in consideration of the sum of (\$10.00) Ten DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to Jose Quiroz, Ismael Quiroz, Enrique Quiroz, Jr., & Enrique Quiroz Sr., and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

4  
T

of 1209 S. Austin, Cicero Cook Co., Illinois

P.N.T.N.

See Legal Attached

Permanent Real Estate Index Number(s): 16-29-306-075 16-29-306-006 16-29-306-007 16-29-306-008  
Address(es) of real estate: 6027 W. 26th Street, Cicero, IL 60804

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

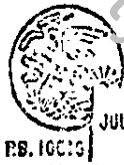
DEED IS BEING RECORDED TO REFLECT  
CORRECT LEGAL DESCRIPTION.

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

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Property of Cook County Clerk's Office

074769



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JUL 11 '03 DEPT. OF REVENUE 242.00

P.S. 10010

075119

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP JUL 11 '02 P.S. 10848



121.00

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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 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 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 Geraldine Mazzone <sup>as Trustee</sup> 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 26<sup>th</sup> day of June, 2002.

PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

*Geraldine Mazzone*  
Geraldine Mazzone as trustee

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Geraldine Mazzone Trustee of The Geradine Mazzone Revocable Living Trust 6433 Apache Drive, Indian Head Park, IL 60525 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 she 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.

**OFFICIAL SEAL**  
NICHOLAUS M. GINALI  
Notary Public, State of Illinois  
My Commission Expires 03/10/05

Given under my hand and official seal, this 26<sup>th</sup> day of June, 2002.

Commission expires 3-10-05

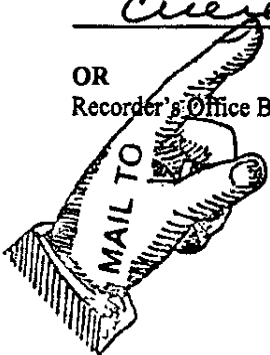
*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by: Nicholaus M. Ginali, 947 N. Plum Grove Road, Schaumburg, Illinois 60173

MAIL TO:  
Samuel Quinay  
5733 W 16<sup>th</sup> St  
Chicago IL 60644

SEND SUBSEQUENT TAX BILLS TO:  
SARP

OR  
Recorder's Office Box No. \_\_\_\_\_



LOT 5 IN BLOCK 2 IN FREDERICKSEN'S SUBDIVISION OF BLOCKS 1, 2, 3, 5, 6, 7 AND 8 IN CLYDE THIRD DIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOWN OF CICERO Real Estate Transfer Tax 6/24/02 \$1000

TOWN OF CICERO Real Estate Transfer Tax 6/24/02 \$1000

TOWN OF CICERO Real Estate Transfer Tax 6/24/02 \$200

TOWN OF CICERO Real Estate Transfer Tax 6/24/02 \$200

TOWN OF CICERO Real Estate Transfer Tax 6/24/02 \$10

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## LEGAL DESCRIPTION

LOTS 1 THROUGH 5, INCLUSIVE IN D.M. FREDERIKSEN'S SUBDIVISION OF BLOCK 2 OF CLYDES THIRD ADDITION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office