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DEED IN TRUST (ILLINOIS)

THE GRANTORS, WILLIAM F JUVANCIC and JEANIE C JUVANCIC, married to each other, of the County of Cook, and State of Illinois, 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 **CONVEY and WARRANT** to **MICHAEL W TOOMEY**, as Trustee under the terms and

provisions of a certain Trust Agreement dated the 23rd day of May, 2008 and designated as the **MICHAEL W TOOMEY TRUST**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

OF OAK PARK, IL 60304

LOT 57 AND THE NORTH 10 FEET OF LOT 56 IN WILLIAM F. OLSON AND COMPANY'S FIRST ADDITION TO RIDGELAND IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 16-17-1-2-002 0000

Address(es) of real estate: 806 S LOMBARD, OAK PARK, IL 60304

SUBJECT TO: General taxes for 2007 and subsequent years and special assessments; building line and use and occupancy restrictions; conditions, covenants, and restrictions of record; zoning laws and ordinances; easements for public utilities, drainage ditches, feeders, laterals, and drain tile, pipe or other conduit.

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 enquire 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.



Doc#: 0815840025 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/06/2008 10:02 AM Pg: 1 of 3

Above space for Recorder's Office Only

PRINT
70 W MADISON STE 1600
CHICAGO IL 60602

3/8

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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.

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 Grantors hereby waive and release 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 23 day of MAY, 2008.

William F Juvancic
WILLIAM F JUVANCIC

Jeanie C Juvancic
JEANIE C JUVANCIC

State of Illinois, County of ss COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that WILLIAM F JUVANCIC and JEANIE C JUVANCIC, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that WILLIAM F JUVANCIC and JEANIE C JUVANCIC, signed, sealed and delivered the said instrument their 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 23 day of MAY, 2008.
Frank A Scafuri
NOTARY PUBLIC



This instrument was prepared by: FRANK A SCAFURI, ATTORNEY
700 COMMERCE DR, OAK BROOK, IL 60523

MAIL TO:
MICHAEL W TOOMEY
806 S LOMBARD
OAK PARK, IL 60304

SEND SUBSEQUENT TAX BILLS TO:
MICHAEL W TOOMEY
806 S LOMBARD
OAK PARK, IL 60304



MAY 15 08

# 0000010044	REAL ESTATE TRANSFER TAX
	0232800
	FP 102801

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Property of Cook County Clerk's Office

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN -5.08

REVENUE STAMP

0000036784

REAL ESTATE TRANSFER TAX
0014550
FP 103025

STATE TAX

STATE OF ILLINOIS



JUN.-5.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000036784

REAL ESTATE TRANSFER TAX
0029100
FP 103021