

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST



Doc#: 0825545051 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/11/2008 12:11 PM Pg: 1 of 5

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) DIANA /GUMUSHIAN, UNMARRIED PERSON  
MAGGIO

of the County of COOK and State of ILL. for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and quit claim unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 18th day of AUGUST, 2008~~xxxx~~, known as Trust Number 14591, the following described real estate in the County of COOK and State of Illinois, to-wit:

EXEMPT UNDER PROVISIONS  
OF PARAGRAPH E  
SECTION 4  
8/18/08  
DATE [Signature]  
BUYER/BELLER OR

SEE ATTACHED LEGAL DESCRIPTION

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 futuro, and upon any terms and for any period or periods of time, not exceeding 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

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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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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.

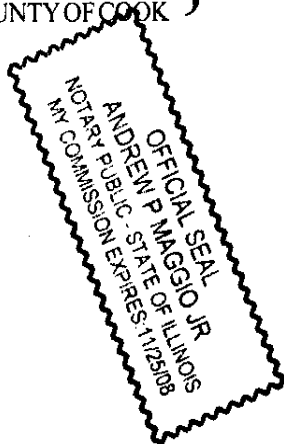
In Witness Whereof, the grantor aforesaid has hereunto set HER hand and seal this 18th day of AUGUST, 2008 ~~19xx~~

*[Signature]*

DIANA GUMUSHIAN  
/MAGGIO

THIS INSTRUMENT WAS PREPARED BY: A. MAGGIO, 7819 W. LAWRENCE, NORRIDGE, IL.

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

DIANA GUMUSHIAN, AN UNMARRIED PERSON  
MAGGIO

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 A signed, sealed and delivered the said instrument as IF 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 notarial seal this 18th day of AUGUST, 2008 ~~19xx~~

*[Signature]*  
Notary Public

**PARKWAY BANK AND TRUST COMPANY**  
**4800 NORTH HARLEM AVENUE**  
**HARWOOD HEIGHTS, ILLINOIS 60656**  
**RECORDER'S BOX 282**

For information only insert street address of above described property  
4600 N. OSAGE AVE., NORRIDGE, IL.

# UNOFFICIAL COPY

Lot 30 in Block 9 in Fredrickson and Company's Norridge Manor, being a Subdivision in the North West Quarter of the North West Quarter and the South West Quarter of the North West Quarter of Section 13, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Property Address: 4600 N. Osage, Norridge IL

Permanent Real Estate Index Number: 12-13-111-030-0000

Property of Cook County Clerk's Office

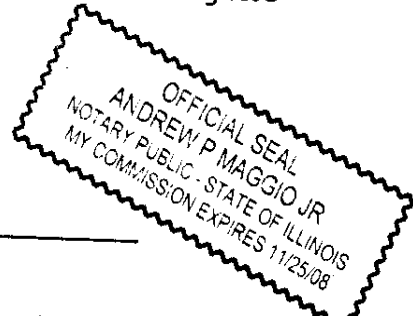
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## STATEMENT BY GRANTOR AND GRANTEE

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 8/18/08, ~~18~~ Signature: X Diana Maggio Gemushin  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 18 day of Aug 2008, ~~18~~.

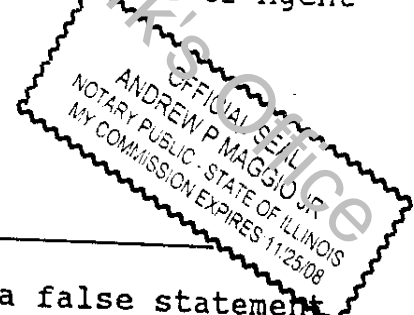


Notary Public [Signature]

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, 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 8/18/08, ~~18~~ Signature: X Diana Maggio Gemushin  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 18 day of Aug 2008, ~~18~~.



Notary Public [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 Tax Act.)

# UNOFFICIAL COPY

DATE 08/26/08 TS Certificate Number 2008TS-3832

Village of Norridge  
BUILDING DEPARTMENT  
4000 NORTH OLCOTT AVENUE  
NORRIDGE, IL 60706  
(708) 453-0800

**PRESIDENT**  
Earl J. Field

**BUILDING COMMISSIONER**  
Brian M. Gaseor

## REAL ESTATE INSPECTION CERTIFICATE

A REAL ESTATE INSPECTION CERTIFICATE is hereby issued for the conforming use of the building located in the Village of Norridge, Illinois at:

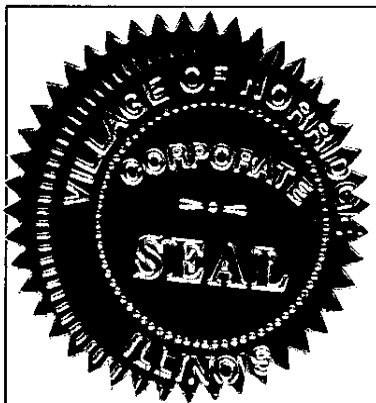
**4600 OSAGE AV**

which the building is now being used or will be used as a SINGLE FAMILY RESIDENCE  
and is located in the R-1 Zoning District of the Village of Norridge.

This certificate does not authorize any particular use of real estate or of any building. Permitted uses are controlled by the Norridge Zoning Ordinance as may be amended from time to time and by any variations or special uses which might be authorized by the Village. Limitations are also contained in Norridge's Building Code or other Village Ordinances as they may be amended from time to time. If you have any questions about the legality of the use for which you propose to use the building or real estate, contact the Norridge Zoning Administrator at (708) 453-0800.

**IMPORTANT NOTE:**

A new certificate is required for each transfer of property. Any use or change in use of the real estate must be within the uses permitted under the Norridge Zoning Code, the Norridge Building Code and other pertinent ordinances.



Village of Norridge  
*[Signature]*  
Building Commissioner