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Doc#: 0831741002 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/12/2008 09:50 AM Pg: 1 of 3

DEED IN TRUST

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ATS# 57536 1/1

(The Above Space For Recorders Use Only)

THE GRANTOR: Nancy Colucci, a single woman, of the City of LaGrange; County of Cook; and State of Illinois, in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to SUSAN M. RUZEVICK, as Trustee, under the terms and provisions of a certain Trust Agreement named "The SUSAN M. RUZEVICK Living Trust, dated DECEMBER 3, 2005, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Unit Number 410-206 and P63 in Spring Avenue Station Condominium, as delineated on a plat of survey of the following described tract of land; that part falling in the Northwest 1/4 of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois; which plat of survey is attached as Exhibit to the Declaration of Condominium recorded November 21, 2001 as Document Number 0011096800; together with its undivided percentage interest in the Common Elements.

Permanent Index Number (PIN): 18-04-121-037-1073 & 8-04-121-037-1113

Address of Real Estate: 410 W. Burlington # 206, LaGrange, IL 60525

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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 loans. (d) To dedicate parks, street, 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

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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, or 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 so 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 with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons 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.

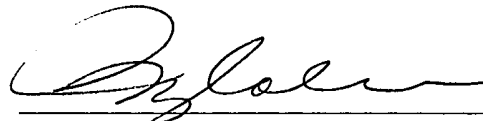
4. In the event of the inability, refusal of the trustee herein named, to act, or upon his removal from the County — Terms of Trust — is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee name herein.

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 in 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(s) hereby waive(s) and release(s) 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 30TH day of OCTOBER, 2008



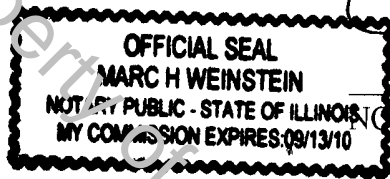
NANCY COLUCCI

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State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NANCY COLUCCI, 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 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.

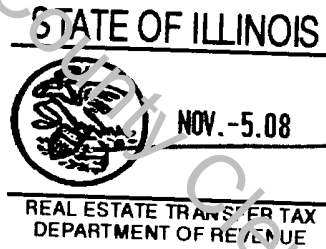
Given under my hand and official seal, this 30th day of October, 2008.



This instrument was prepared by MARC H. WEINSTEIN & ASSOCIATES, LTD., 4415 W. Harrison Street, Suite 234, Hillside, IL 60162

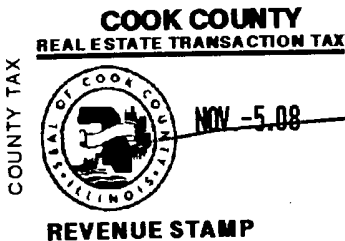
SEND SUBSEQUENT TAX BILLS TO:
SUSAN M. RUZEVICK
410 W BURLINGTON #206
LAGRANGE, IL 60525

MAIL TO:
ANASTAS SHKURTI
VEVERKA, ROSEN & HAUGH
180 N MICHICAGO AVE, SUITE 900
CHICAGO, IL 60601



REAL ESTATE TRANSFER TAX
003 13.00
FP 103037

0000036907



REAL ESTATE TRANSFER TAX
00156.50
FP 10304.2

0000049183

Clerk's Office