

# UNOFFICIAL COPY



**Doc#: 0902231081 Fee: \$42.00**  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2009 02:37 PM Pg: 1 of 4

## DEED IN TRUST

### THE GRANTOR,

Rosa Favia, a widow  
Not since remarried

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of ten and no/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Rosa Favia, not personally, but as Trustee, under the terms of a certain Trust Agreement dated the 17<sup>th</sup> day of November, 2008, and designated as the Rosa Favia Trust Agreement, 4714 N. Anthon, Chicago, Illinois and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

See Reverse side for Legal Description

Permanent Index Number (PIN): 12-14-112-025-1125  
Address(es) of Real Estate: 8455 West Leland, Unit 208, Chicago, Illinois 60656

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) the 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 Trust, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest herein, 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 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 so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the 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 if 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, Michael V. Favia is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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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 a case made and provided.

The Grantor 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 21<sup>st</sup> day of January, 2008

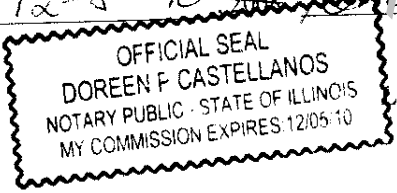
Rosa Favia (Seal)  
Rosa Favia

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 Rosa Favia 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 21<sup>st</sup> day of January, 2008

Commission expires 12-5-10 2008 Doreen F. Castellanos



Legal Description  
See attached

Exempt under the provisions of Par. E, Section 31-45 of the Real Estate Transfer Tax Law

Michael V. Favia  
Michael V. Favia, Attorney

Date: 1-20-09

Send Subsequent Tax Bills To:

Mail To: Michael V. Favia  
5045 N. Harlem Ave.  
Chicago, Illinois 60656

Michael V. Favia  
5045 N. Harlem Ave.  
Chicago, Illinois 60656

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****Exhibit A**

H-55583

UNIT 208 N AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE 585.02 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, SAID POINT BEING 131.26 FEET SOUTH OF THE SOUTH LINE OF WEST LELAND AVENUE AS PER PLAT OF DEDICATION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2191649; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID WEST LELAND AVENUE, 28.24 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 135 DEGREES, 49MINUTES, 55 SECONDS, WITH THE LAST DESCRIBED LINE (MEASURED FROM EAST TO SOUTH TO SOUTHWEST) A DISTANCE OF 14.34 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTH MARIA COURT AS PER PLAT OF SCHORSCH FOREST VIEW UNIT 12 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2680138, 178.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 134 DEGREES, 54 MINUTES, 54 SECONDS WITH THE LAST DESCRIBED LINE (MEASURED FROM NORTH TO EAST TO SOUTHEAST) A DISTANCE OF 14.12 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST LELAND AVENUE 29.46 FEET TO THE WEST LINE OF THE EAST 585.02 FEET OF SAID NORTHWEST 1/4; THENCE NORTH ALONG SAID WEST LINE TO THE POINT O BEGINNING;

PARCEL 2: THE WEST 219.98 FEET OF LOT 1 (MEASURED ALONG THE NORTH AND SOUTH LINES OF LOT 2) (EXCEPTING THEREFROM THE NORTH 100.04 FEET THEREOF) (AS MEASURED ON THE EAST AND WEST LINE OF LOT 2) IN SCHORSCH FOREST VIEW SHOPPING CENTER, BEING A SUBDIVISION IN THE EAST 535.0 FEET OF THE NORTH 1005.0 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4) (AS MEASURED ALONG THE NORTH AND EAST LINES THEREOF) OF FRACTIONAL SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ON SEPTEMBER 24, 1957 AS DOCUMENT NUMBER 1760355

PARCEL 3: THE SOUTH 459.98 FEET OF THE NORTH 1005.0 FEET (MEASURED ALONG THE EAST AND WEST LINES) OF THE WEST 50.02 FEET OF THE EAST 585.02 FEET (MEASURED ALONG THE NORTH AND SOUTH LINES) OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY GRANTOR, REGISTERED IN THE OFFICE OF THE OF THE REGISTRAR OF TORRENS TITLES OF SAID COUNTY AS DOCUMENT NUMBER 3142538, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

P.I.N. 12-14-112-025-1125

C/K/A 8455 W. LELAND, UNIT 208, CHICAGO, ILLINOIS 60656

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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 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: January 20, 2009.

Signature: Rosa Garcia  
Grantor / AGENT

Subscribed and sworn to before me by the said Grantor this 20th day of January, 2009

Notary Public Doreen F. Castellanos



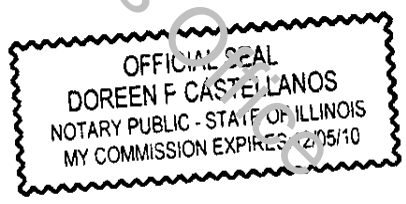
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 20, 2009

Signature: Rosa Garcia  
Grantee / AGENT

Subscribed and sworn to before me by the said Grantee this 20th day of January, 2009

Notary Public Doreen F. Castellanos



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.)