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Mail Tax Bill to:

**Lois R. Nigro, Trustee
2515 W. 109th Place
Chicago, Illinois 60655**



Doc#: 0903457089 Fee: \$44.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/03/2009 03:16 PM Pg: 1 of 4

Mail Deed to:

**Atty. Christopher N. Wise
2455 Glenwood Avenue
Joliet, Illinois 60435**

DEED IN TRUST

THE GRANTOR, **Lois R. Nigro**, widowed and not remarried, surviving spouse of **Emil F. Nigro** and successor joint tenant, of 2515 W. 109th Place, Chicago, Illinois 60655 (Cook County), for the consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants the property described hereafter to **Lois R. Nigro as Trustee** under the terms and provisions of the **Lois R. Nigro Revocable Living Trust** dated January 22, 2009, and any amendments or restatements thereto, of 2515 W. 109th Place, Chicago, Illinois 60655 (Cook County), and to any and all successors as Trustees appointed under said Revocable Living Trust, or who may be legally appointed, GRANTEE, to wit:

LOT 132 IN SOUTHTOWN, A RESUBDIVISION OF LOTS 1 TO 9 AND 16 TO 24 IN BLOCK 1; LOTS 1 TO 9 AND 16 TO 24 IN BLOCK 2; LOTS 1 TO 32 IN BLOCK 3; LOTS 1 TO 28 IN BLOCK 4; LOTS 5 TO 28 IN BLOCK 5; LOTS 1 TO 32 IN BLOCK 6; LOTS 7 TO 19 IN BLOCK 7 AND LOTS 7 TO 19 IN BLOCK 8 IN FIREMAN'S INSURANCE COMPANY'S ADDITION TO MORGAN PARK IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

P.I.N. 24-13-421-012

Common Address: **2515 W. 109th Place, Chicago, Illinois 60655**

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,

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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 whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

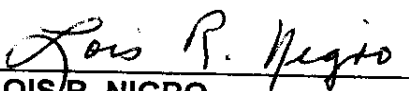
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the 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 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.

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 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 22nd day of January, 2009.

 (Seal)
 LOIS R. NIGRO

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STATE OF ILLINOIS)
) ss.
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Lois R. Nigro** 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 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 22nd day of January, 2009.

Christopher N. Wise
Notary Public



MUNICIPAL TRANSFER STAMP (If Required) COUNTY/ILLINOIS TRANSFER STAMP

EXEMPT under provisions of paragraph e
Section 31-45, Real Estate Transfer Tax Law.

Date: 1-23-09

Christopher N. Wise, Atty.
Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY:
Attorney Christopher N. Wise
McKeown Law Firm
2455 Glenwood Avenue
Joliet, Illinois 60435

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GRANTOR/GRANTEE STATEMENT

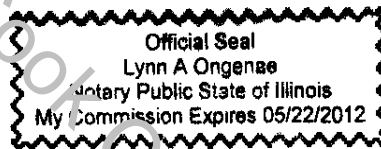
The Grantor or her Agent affirms that to the best of her knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 22, 2009

Signature: Christopher M. Wise
Grantor or Agent

SUBSCRIBED and SWORN to before me
this 22nd day of January, 2009.

Lynn A. Ongene
NOTARY PUBLIC



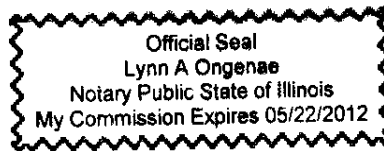
The Grantee or her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 22, 2009.

Signature: Christopher M. Wise
Grantee or Agent

SUBSCRIBED and SWORN to before me
this 22nd day of January, 2009.

Lynn A. Ongene
NOTARY PUBLIC



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.)