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DEED IN TRUST

Statutory (Illinois)
(Individual to Trust)

Doc#: 0914941002 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/29/2009 11:18 AM Pg: 1 of 4

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.

The Grantor, James Panzarino and JoAnn Panzarino, husband and wife, of 22357 N. Prairie Lane, of the Village of Kildeer, County of Lake, State of Illinois, for and in consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to James Panzarino and JoAnn Panzarino of 22357 N. Prairie Lane, Kildeer, Illinois, as Trustees under the provisions of a trust agreement dated 6th day of March, 2009 and known as the James and JoAnn Panzarino Revocable Trust and unto all and every successor or successors in trust under said trust agreement all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Attached Legal Description)

Permanent Real Estate Index Number: 17-03-201-068-1024
Address of Real Estate: 73 E. Elm Street, Unit 11B, Chicago, IL 60611

TO HAVE AND TO HOLD the said Real Estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement and full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said Real Estate or any part thereof: to contract to sell, to grant options to purchase; to sell on any terms, to convey either with or without consideration, to convey the Real Estate 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, dedicate, mortgage, pledge or otherwise encumber said Real Estate, or any part thereof, to lease said Real Estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in 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 Real Estate, or any part thereof, for other real or personal property, to grant easements of charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said Real Estate or any part thereof, and to deal with said Real Estate 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 or any successor in trust in relation to said Real Estate, or to whom said Real Estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee or any successor in trust, be obliged to see to the application of any purchase money, rent, or any money borrowed or advanced on said Real Estate or 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 or any successor in trust 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 the 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 the Indenture and in said trust agreement or in all amendments thereof, if any, 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 of all person 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,


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but only an interest in the earnings, avails and proceeds thereof as aforesaid. And the said grantor hereby expressly waives and releases any and all right on 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".

  
\_\_\_\_\_

Dated this 27<sup>th</sup> day of May, 2009.

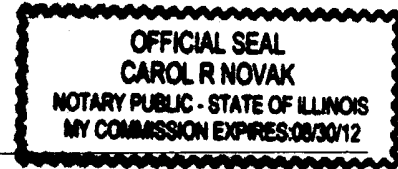
  
\_\_\_\_\_

State of Illinois, County of ~~Cook~~ <sup>Lake</sup> ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Panzarino and JoAnn Panzarino personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed sealed and delivered the said instrument as his/her/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 27<sup>th</sup> day of May, 2009.

Commission expires: 8/30/12  
  
NOTARY PUBLIC



This instrument was prepared by Earl J. Stone, Earl J. Stone, Ltd. 790 Estate Drive, Suite 180, Deerfield, IL 60015

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

Of premises commonly known as:


UNIT NO. 11B, AS DELINEATED ON SURVEY, OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 23, 24 AND 25, AND THE WEST 3.25 FEET OF LOT 26, (EXCEPT THEREFROM, THE EAST 12 INCHES OF THE SOUTH 50.18 FEET OF THE NORTH 60.08 FEET OF SAID WEST 3.25 FEET OF SAID LOT 26), IN HEALY'S SUBDIVISION OF LOT 1, AND THE NORTH 1/2 OF LOT 11, AND PART OF LOT 10, IN BLOCK 2, OF CANAL TRUSTEES' SUBDIVISION, OF THE SOUTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; TOGETHER WITH THE NORTH 36.5 FEET OF LOT 10, LYING SOUTH OF AND ADJOINING LOTS 23 AND 24, AFORESAID; AND, TOGETHER WITH THE WEST 2 INCHES OF THE SOUTH 32.95 FEET OF 93.03 FEET OF SAID LOT 26, (EXCEPT THE WEST 3.25 FEET), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1972 AND KNOWN AS TRUST NUMBER 27072, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22511572 AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

*This transfer is exempt from the Illinois  
Real Estate Transfer Tax under 35 ILCS  
200/31-45(e)*

City of Chicago  
Dept. of Revenue  
579864  
05/29/2009 10:51 Batch 13689 46



Real Estate  
Transfer Stamp  
\$0.00

**MAIL TO:**  
Earl J. Stone  
Earl J. Stone, Ltd.  
790 Estate Drive, Suite 180  
Deerfield, IL 60015

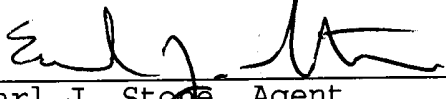
**SEND SUBSEQUENT TAX BILLS TO:**  
James and JoAnn Panzarino  
22357 N. Prairie Lane  
Kildeer, IL 60047

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## STATEMENT BY GRANTOR AND GRANTEE

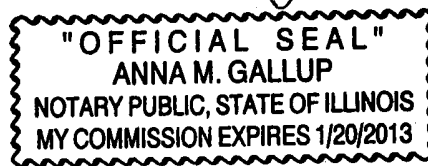
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

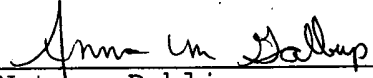
Dated May 28, 2009

Signature: 

Earl J. Stone, Agent


Subscribed and sworn to before me this the 28<sup>th</sup> day of May, 2009.



  
Notary Public

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.

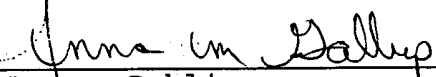
Dated May 28, 2009

Signature: 

Earl J. Stone, agent

Subscribed and sworn to before me this the 28<sup>th</sup> day of May, 2009.



  
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.)