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WARRANTY DEED IN TRUST

Record & Mail Document to:

Louis V. Pavone
Loss & Pavone
1920 South Highland, Suite 203
Lombard, IL 60148

Mail Tax Bill to:

Ralph Nicosia
818 North 21st Avenue
Melrose park, IL 60160



Doc#: 0916348054 Fee: \$42.00
Eugene "Gene" Moore RLSF Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/12/2009 11:27 AM Pg: 1 of 4

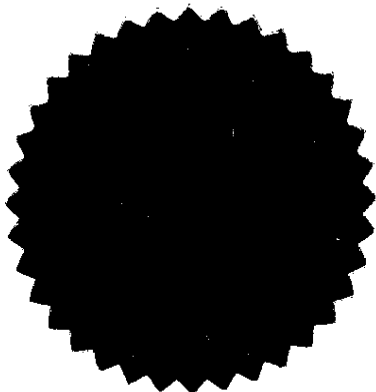
The above space for recorder's use only

THIS INDENTURE, WITNESSETH, THAT the Grantor, **RALPH NICOSIA**, divorced and not since remarried, of the Village of Melrose Park, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto **RALPH NICOSIA**, 818 North 21st Avenue, Melrose Park, IL 60160 (Grantee's Address), as Trustee under the provisions of a Trust Agreement dated the 2nd day of April, 1998, and known as the **RALPH NICOSIA LIVING TRUST DATED APRIL 2, 1998** and as subsequently amended, 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:

Lots 17 and 18 in Block 124 in Melrose, being a Subdivision of Lots 3, 4 and 5 in the Subdivision of the South 1/2 of Section 3 and all of Section 10, lying North of the Chicago and Northwestern Railroad in Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Pin No: 15-03-351-010

Property Address: 818 North 21st Avenue, Melrose Park, Illinois 60160



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

Date: 6-10, 2009

Buyer, Seller or Representative

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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 are hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 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 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 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 of all persons claiming under them or any of them shall be only in the earnings , avails and proceeds arising from the sale or other

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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 waives and releases 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.

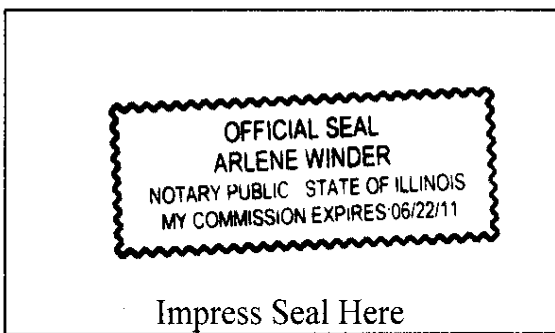
In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 10th day of JUNE, 2009.

Ralph Nicosia [SEAL]
RALPH NICOSIA

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 **RALPH NICOSIA** 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 he signed, sealed and delivered the said instrument as his 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 10th day of JUNE, 2009.

Arlene Winder
Notary Public



This instrument prepared by Louis V. Pavone, 1920 So. Highland Ave., Suite 203, Lombard, IL 60148

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STATEMENT BY GRANTOR AND GRANTEE

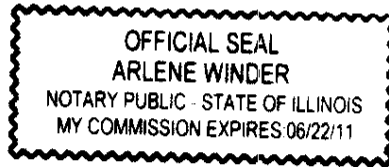
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 6-10 2009

Signature: *Michelle Simone, Attorney*
Grantor or Agent

Subscribed and Sworn to be me by the said grantor on 6-10, 2009

Arlene Winder
Notary Public



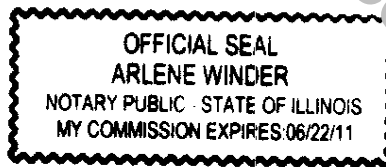
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 6-10, 2009

Signature: *Michelle Simone, Attorney*
Grantee or Agent

Subscribed and Sworn to be me by the said grantee on 6-10, 2009

Arlene Winder
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 31-45 of the Illinois Real Estate Transfer Tax Act.)