

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST



Doc#: 0927950035 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/06/2009 01:48 PM Pg: 1 of 4

Mail to:  
FRANCESCO RIBAUDO  
329 BEECH COURT  
SCHAUMBURG, IL 60193

Name & address of taxpayer:  
FRANCESCO RIBAUDO  
329 BEECH COURT  
SCHAUMBURG, IL 60193

PT 511611

THE GRANTOR(S) FRANCESCO RIBAUDO AKA FRANK RIBAUDO AND ROSINA RIBAUDO, HIS WIFE of the CITY of SCHAUMBURG County of COOK State of ILLINOIS for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND QUIT CLAIMS to FRANCESCO RIBAUDO AKA FRANK RIBAUDO, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED 11/8/1995 KNOWN AS THE FRANCESCO RIBAUDO AKA FRANK RIBAUDO DECLARATION OF TRUST all interest in the following described real estate situated in the County of COOK , in the State of Illinois, to wit:

An undivided 1/2 interest in and to

LOT 219 IN TIMBERCREST WOODS UNIT 6 BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 22 TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent index number(s) 07-22-314-011-0000  
Property address: 329 BEECH COURT, SCHAUMBURG, IL

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever to have and 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 subdivided said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof and to resubdivide 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, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years and to renew or extend leases upon any terms and for any periods 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 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.

4

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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 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 or 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 all persons 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, but only an interest

DATED this 12TH day of JUNE, 2009.

Property of Cook County Clerk's Office

*Francesco Ribaudo AKA Frank Ribaudo*

FRANCESCO RIBAUDO AKA FRANK RIBAUDO

*Rosina Ribaudo*

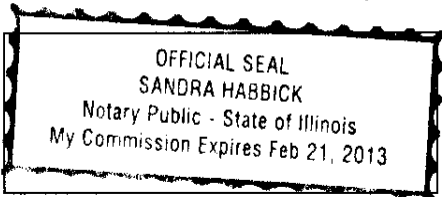
ROSINA RIBAUDO

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## QUIT CLAIM DEED

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

Rosina Ribando, Francesco Ribando  
aka Frank Ribandi



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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 5<sup>th</sup> day of June, 2009

Sandra Habbick

Commission expires 2/21/13

COUNTY- ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4, REAL ESTATE TRANSFER ACT.

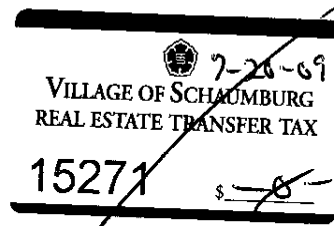
DATE: 6-5-09

Buyer, Seller, or Representative:

[Signature]

Sandra Habbick

Recorder's Office Box No.



**THIS INSTRUMENT PREPARED AT THE DIRECTION OF AND NOT IN REPRESENTATION OF THE PARTIES NAMED HEREIN**

**NAME AND ADDRESS OF PREPARER:**

Sharon Roos Kirkpatrick  
8833 Gross Point Road #205  
Skokie, IL 60077

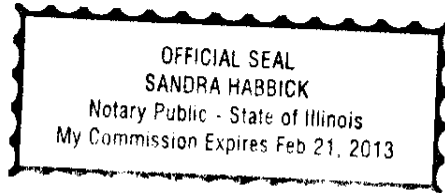
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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: 6-5-09 Signature: Frank Ribicco  
Grantor or Agent

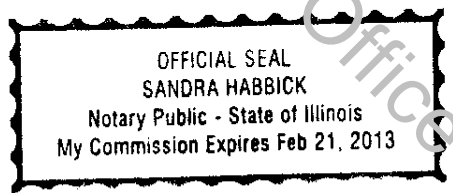
Subscribed and Sworn to before me on this 5th day of June, 2009.  
Sandra Habbick  
Notary Public



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 title to real estate under the laws of the State of Illinois.

Dated: 6-5-09 Signature: Posine Ribicco  
Grantee or Agent

Subscribed and Sworn to before me on this 5th day of June, 2009.  
Sandra Habbick  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]