

# UNOFFICIAL COPY



Doc#: 0932956004 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/25/2009 09:05 AM Pg: 1 of 3

## DEED IN TRUST

THE GRANTOR, **JILL MARIE FOSCO, Single**, of CITY of Chicago COUNTY of Cook, STATE of Illinois for and in consideration of TEN (\$10.00) AND 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

JILL MARIE FOSCO LIVING TRUST, dated October 5, 2009, and any amendments thereto,

of 7744 W. Norwood St., Chicago, Illinois 60631

the following described real estate situated in the County of COOK in the State of Illinois, to wit:

LOT FIFTEEN (15) IN GEORGE C. YOST'S 4<sup>TH</sup> ADDITION TO CANFIELD TALCOTT RIDGE ADDITION TO CHICAGO, BEING A RESUBDIVISION OF PART OF LOT 3 IN FREDERICK KOEHLER ESTATE SUBDIVISION IN THE WEST HALF (1/2) OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 27, 1955, AS DOCUMENT NUMBER 1610221.

**Permanent Index Number: 12-01-133-004-0000**

**Property Address: 7744 W. Norwood St., Chicago, Illinois 60631**

To have and to hold the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement; Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, to pledge, or otherwise encumber the 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 present or in 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 to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make 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 the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee in relation to said premises or to who said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged

(The above space for Recorder's Use Only)

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to inquire into any of the terms of the trust agreement; and every deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the tile, estate, rights, powers, authorities, duties, and obligations of its, his her 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 disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earning, avails, and proceeds thereof.

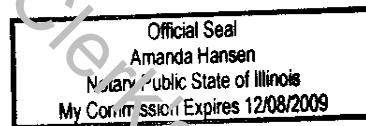
The grantor(s) hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Dated: October 5, 2009

Jill Marie Fosco  
JILL MARIE FOSCO

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 **JILL MARIE FOSCO, Single**, 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/she signed, sealed and delivered the said instrument as his/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 October 5, 2009.



Amanda Hansen  
NOTARY PUBLIC

\_\_\_\_\_  
Commission Expires

**Exemption statement:** Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act.

Gregory P. Turza  
Signature

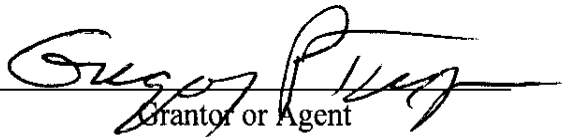
10-5-09  
Date

**Preparer: Gregory P. Turza, 4711 Golf Road, Suite 550, Skokie, Illinois 60076**  
**Mail Tax Bill to: Jill Marie Fosco, 7744 W. Norwood St., Chicago, Illinois 60631**

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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


Signature:   
Grantor or Agent

Subscribed and sworn to before me  
by the said Gregory P. Turza  
on 5 day of October, 2009.

Notary Public 

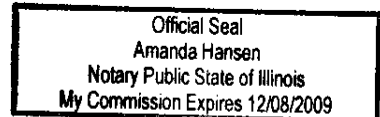


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
by the said Gregory P. Turza  
on 5 day of October, 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.)