

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

ILLINOIS STATUTORY  
(LLC to Trust)

**MAIL TO:**

Vincent Vidmer, Esq.  
Marino & Associates  
3310 N. Harlem Avenue  
Chicago, IL 60634



Doc#: 1020933067 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/28/2010 10:54 AM Pg: 1 of 3

**NAME & ADDRESS OF TAXPAYER:**

Gary M. Gagliano and Roseanna  
Makarlis Trustees  
1020 N. Harlem Avenue  
River Forest, IL 60305

THE GRANTOR, RPA HOLDINGS, LLC, an Illinois Limited Liability Company (the "Company") created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by all of the Members of said Company, CONVEYS and WARRANTS to GARY M. GAGLIANO and ROSEANNA MAKARIS of 1020 N. Harlem Avenue, River Forest, IL, 60305 not personally, but as Co-Trustee under the provisions of a Trust Agreement dated the 26th day of July, 2002 and known as the GARY M. GAGLIANO and ROSEANNA MAKARIS REVOCABLE LIVING TRUST dated July 26, 2002, 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:

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5481548  
8451853

Lot 5 in Block 5 in William H. Beckman's Subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 15-01-206-019-0000

Property Address: 1430 Jackson, River Forest, Illinois, 60305

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust; 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 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 of 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 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

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BOX 333-CT

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be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instruments, (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 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(s) hereby expressly waive(s) and release(s) 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 this 15<sup>th</sup> day of July, 2010.

RPA HOLDINGS, LLC, an Illinois  
Limited Liability Company

By:  (SEAL)  
ROBERT P. ALLEN, Sole Member

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES  
ATTACH NOTARY ACKNOWLEDGEMENT

