

# UNOFFICIAL COPY



Doc#: 1022322115 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/11/2010 01:54 PM Pg: 1 of 3

## DEED IN TRUST

### MAIL TO:

LAW OFFICES OF JOHN PAPADIA, LTD.  
8501 West Higgins Road  
Suite #340  
Chicago, Illinois 60631

### NAME & ADDRESS OF TAXPAYER:

Marie Cassenti  
5133 West Suffield Terrace  
Skokie, Illinois 60077

(Reserved for Recorders Use Only)

**THE GRANTOR(S), MARIE CASSENTI, married to MARCO GARZA, of 5133 West Suffield Terrace, Village of Skokie, County of Cook, and State of Illinois, in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to:**

**MARIE CASSENTI, as Trustee under the provisions of the MARIE CASSENTI DECLARATION OF TRUST DATED JULY 16, 2010 and unto all and every successor or successors in trust under said declaration of trust, 5133 West Suffield Terrace, Skokie, Illinois 60077**

Permanent Index Number (PIN): 10-16-409-013-0000  
Address(es) of Real Estate: 5133 West Suffield Terrace, Skokie, Illinois 60077

-Subject to covenants, conditions, easements, restrictions of record and general real estate taxes for the year 2009 and subsequent years.

**TO HAVE AND TO HOLD** said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following reasons:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instruments dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust

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property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of ILLINOIS in such case made and provided.

The Grantor(s) hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution otherwise.

DATED this 16 day of JULY, 2010

*Marie Cassenti* (SEAL)  
MARIE CASSENTI

*Marco Garza* (SEAL)  
MARCO GARZA

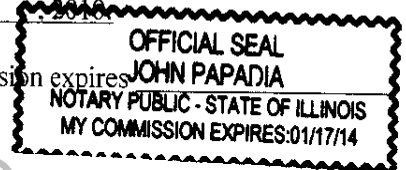
Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and said County, in the State aforesaid, DO HEREBY CERTIFY that, **MARIE CASSENTI and MARCO GARZA** personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 JULY 16, 2010

NOTARY PUBLIC



### LEGAL DESCRIPTION

**LOT 3 IN ELLEN'S SUBDIVISION OF LOT 81 IN SMOOK SIEMS AND COMPANY'S NILE CENTER TERMINAL SUBDIVISION OF THAT PART OF LOT 9 IN COUNTY CLERK'S DIVISION OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE CHICAGO AND NORTHWESTERN RAILWAY, TOGETHER WITH THAT PART OF LOT 14 IN SAID COUNTY CLERK'S DIVISION LYING WEST OF A LINE RUNNING SOUTH FROM THE SOUTHWEST CORNER OF LOT 82 IN SAID SMOOK SIEMS AND COMPANY'S NILE CENTER TERMINAL SUBDIVISION AND PARALLEL WITH THE WEST LINE OF SAID LOT 14 TO THE SOUTH LINE THEREOF, EXCEPTING THE WEST 174 FEET OF SAID LOT 14, IN COOK COUNTY, ILLINOIS**

Exempt Under Provision of Paragraph E, Section 4, Real Estate Transfer Tax Act.

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Village Code Chapter 98  
EXEMPT Transaction  
Skokie Office 08/05/10

7/16/2010  
Date

*Marie Cassenti*  
Signature

**PREPARED BY:**  
Law Offices of John Papadia, Ltd.  
8501 West Higgins Road  
Suite 340  
Chicago, Illinois 60631

Send Subsequent Tax Bills To:  
MARIE CASSENTI  
5113 West Suffield Terrace  
Skokie, IL 60077

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## STATEMENT BY GRANTOR AND GRANTEE

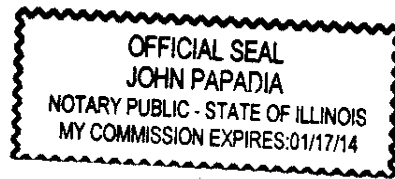
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: JULY 16, 2010

Signature: Maria Cassetti  
Grantor or Agent

Subscribed and sworn to before me this 16 day of July, 2010.

Notary Public \_\_\_\_\_



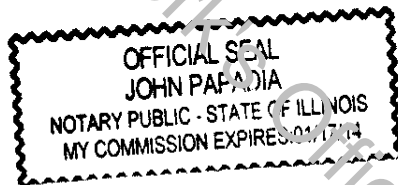
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: JULY 16, 2010

Signature: Maria Cassetti  
Grantee or Agent

Subscribed and sworn to before me this 16 day of July, 2010.

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)