

DEED IN TRUST
(ILLINOIS)

UNOFFICIAL COPY



Doc#: 1022839074 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/16/2010 04:31 PM Pg: 1 of 4

Mail To:

Kathryn T. McCarty
Peter J. Latz & Associates LLC
104 N. Oak Park Avenue
Suite 200
Oak Park, Illinois 60301

Subsequent Tax Bills to:

Mr. and Mrs. James Ruzicka
370 Uvedale Road
Riverside, Illinois 60546

Above Space for Recorder's Use Only

THE GRANTORS, James Ruzicka and Alice J. Ruzicka, husband and wife, of the County of Cook, and State of Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto the **GRANTEES:**

James Ruzicka, not individually, but solely as Trustee of the **James Ruzicka 2010 Trust dated June 30, 2010**, 370 Uvedale Road, Riverside, Illinois 60546, and all successor or successors in trust, as to an undivided one-half (1/2) interest in the following, described real estate in the County of Cook and State of Illinois, to wit:
See Exhibit -A- attached hereto

Alice J. Ruzicka, not individually, but solely as Trustee of the **Alice J. Ruzicka 2010 Trust dated June 30, 2010**, 370 Uvedale Road, Riverside, Illinois 60546, and all successor or successors in trust, as to an undivided one-half (1/2) interest in the following described real estate in the County of Cook and State of Illinois, to wit:
See Exhibit -A- attached hereto

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

Date 8-16-10

Sign James Ruzicka

Permanent Real Estate Index Number: 15-25-310-070-0000

Address of Real Estate: 370 Uvedale Road, Riverside, Illinois 60546

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, street, 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; to lease 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 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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

UNOFFICIAL COPY

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 applications 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 16 day of ~~July~~ ^{August}, 2010.

James Ruzicka
James Ruzicka

Alice J. Ruzicka
Alice J. Ruzicka

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

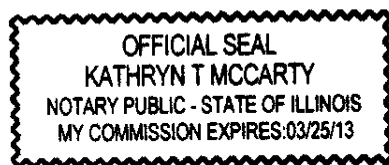
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James Ruzicka** and **Alice J. Ruzicka**, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of ~~July~~ ^{August}, 2010.

Commission expires March 25 20 13

Kathryn T. McCarty
NOTARY PUBLIC

This instrument was prepared by: Kathryn T. McCarty / Peter J. Latz & Associates LLC
104 North Oak Park Avenue, Suite 200, Oak Park, Illinois 60301



UNOFFICIAL COPY

EXHIBIT A

Property Address: 370 Uvedale Road, Riverside, Illinois 60546

Property Index Number: 15-25-310-070-0000

Legally described as follows:

All of Lot 1281 in block 32 in Third Division of Riverside in Section 25, Township 39 North, Range 12, East of the Third Principal Meridian (except that part bounded and described as follows: commencing at a point on the Northerly line of said lot 1281, a distance of 80 feet easterly of the Northwest corner of said lot 1281; thence Southerly along a line parallel to the Westerly line of lot 1282, 7.50 feet; thence Easterly along a line parallel to said North line of lot 1281 aforesaid, 80 feet; thence Northerly along a line parallel to the Westerly line of said lot 1282, 7.50 feet to the Northerly line of said lot 1281; thence Westerly along the Northerly line of said lot 1281, 80 feet to the point of beginning. Lot 1280 in block 32 (except that part of said lot described as follows:) Commencing at the Southwest corner of said lot 1280, thence Northerly along the West line of said lot a distance of 69.96 feet; thence Easterly on a straight line to a point on the East line of said lot, said point being 80.55 feet North of the Southeast corner of said lot; thence South along the East line of said lot a distance of 80.55 feet to the Southeast corner of said lot; thence Westerly along the Southerly line of said lot to the place of beginning. ***

24 006 531

Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

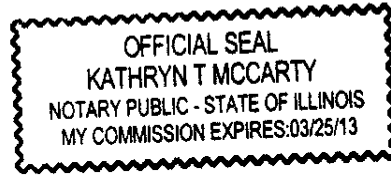
Dated ^{Aug 16} ~~July~~ 16, 2010

Signature: *James Ruzicka*
James Ruzicka

Dated ^{Aug 16} ~~July~~ 16, 2010

Signature: *Alice J. Ruzicka*
Alice J. Ruzicka

Subscribed and sworn to before me
this 16 day of ~~July~~ ^{Aug}, 2010.
Kathryn T. McCarty
Notary Public



The grantees or their 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.

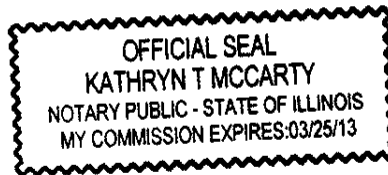
Dated ^{August 16} ~~July~~ 16, 2010

Signature: *James Ruzicka*
James Ruzicka, not individually, but solely
as Trustee of the James Ruzicka 2010 Trust
dated June 30, 2010

Dated ^{August 16} ~~July~~ 16, 2010

Signature: *Alice J. Ruzicka*
Alice J. Ruzicka, not individually, but solely as
Trustee of the Alice J. Ruzicka 2010 Trust
dated June 30, 2010

Subscribed and sworn to before me this
16th day of ~~July~~ ^{Aug}, 2010.
Kathryn T. McCarty
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.)