



1025126063D

Doc#: 1025126063 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2010 09:34 AM Pg: 1 of 3

P.N.T.N.

DEED IN TRUST

THE GRANTOR,
JEFF NERUD, *of Berwyn*

Property of Cook County

AD
Collection Dept
1075.00

of the City of Berwyn, County of Cook, and State of Illinois, in consideration of the sum of Ten & 00/100 (\$10.00) Dollars, and other good and valuable consideration, hereby convey and quit claims to ANGEL COLON AND MARIANELLY MARTINEZ, as Trustee (s) under the terms and provisions of a Trust Agreement dated April 7, 2010 and designated as THE ANGEL COLON AND MARIANELLY MARTINEZ LIVING TRUST DATED APRIL 7, 2010 and to any and all successors as Trustee(s) appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (see reverse side for legal description)

Permanent Index Number: 16-31-224-039-0000
Address of Real Estate: 3340 S. East Ave, Berwyn, IL 60402

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

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 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 part 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 completed with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon 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 of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails,

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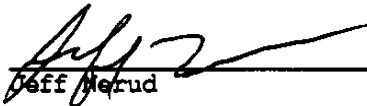
UNOFFICIAL COPY

and proceeds arising from the sale or other disposition of the trust 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County _____ is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee's named herein. 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 Register 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 Grantors 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 of execution or otherwise.

Dated this 20th day of August, 2010



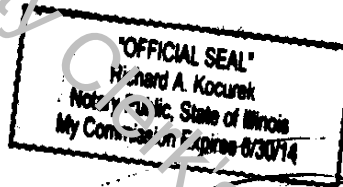
Jeff Merud

State of Illinois, County of Cook, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me 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 therein set forth, including the release and waiver of the right of homestead.

impress seal here

Given under my hand and official seal this day of

Commission expires:





Notary Public

This instrument was prepared by Richard A. Kocurek, Attorney, 3306 South Grove Avenue, Berwyn, Illinois 60402.

LEGAL DESCRIPTION

SEE ATTACHED

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Act

Date Representative

MAIL TO: *AND*
SEND SUBSEQUENT TAX BILLS TO:
Angel Colon, Trustee
4038 Clinton
St. Louis, IL 60402

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LEGAL DESCRIPTION

THE NORTH 40 FEET OF LOTS 19 AND 20 IN BLOCK 5 IN BALDWIN'S SUBDIVISION OF BLOCKS 3, 14, 19, 30, 31 AND 33 AND THOSE PARTS OF 32ND AND 35TH STREETS LYING BETWEEN BALDWIN AND HIAWATHA AVENUES IN LAVERNE, BEING A SUBDIVISION OF ALL OF THE NORTHWEST 1/4 AND THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4, LYING NORTH OF OGDEN AVENUE IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

STATE OF ILLINOIS

STATE TAX



SEP.-1.10


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000000134	REAL ESTATE TRANSFER TAX
	0010750
	FP103021

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



SEP.-1.10

REVENUE STAMP

# 0000042953	REAL ESTATE TRANSFER TAX
	0005375
	FP103025

PERMANENT INDEX NUMBER:

16-31-224-039-0000

PROPERTY ADDRESS

3340 S. East Avenue, Berwyn, IL 60402