

# UNOFFICIAL COPY



Doc#: 1115418052 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/03/2011 02:45 PM Pg: 1 of 5

## WARRANTY DEED

Statutory  
(ILLINOIS)  
(Individual  
to  
Trust)

=====

The Grantor (s),

**FRANK GUZZARDI, Successor Trustee of the Elio Guzzardi Trust under Trust Agreement Dated March 19, 1997 and as Successor Trustee of the Rosaria Guzzardi Trust under Trust Agreement Dated March 19, 1997, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other goods and valuable consideration, in hand paid, CONVEY (S) and WARRANT (S) to CHICAGO TITLE LAND TRUST COMPANY TRUST #8002354937 DATED 5/4/11**

### LEGAL DESCRIPTION HEREBY ATTACHED

**BOX 15**

Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

### THIS IS NOT HOMESTEAD PROPERTY

**FIDELITY NATIONAL TITLE**

PERMANENT INDEX NUMBER: **13-18-101-092-0000**

ADDRESS OF REAL ESTATE: **6915 W. Gunnison  
Harwood Heights, IL 60706**

Dated this 15 day of June 2011

Exempt under provisions of Paragraph e, Section 4,  
Real Estate Transfer Tax Act.

**FRANK GUZZARDI**

6/1/11  
Date Buyer, Seller or Representative

AS SUBMISSION 11/15/11

185-1444

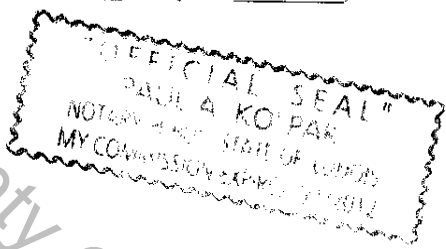
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STATE OF ILLINOIS            )  
   )  
 COUNTY OF COOK            )        SS

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that FRANK GUZZARDI, IS 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 15 Day of June, 2011.

  
 \_\_\_\_\_  
 NOTARY PUBLIC



**MAIL DEED TO:**

Chicago Title Land Trust Company  
 1100 Lake Street  
 Suite 165  
 Oak Park, IL 60301

**SEND TAX BILLS TO:**

Chicago Title Land Trust Company  
 1100 Lake St  
 Suite 165  
 Oak Park, IL 60301

PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202, NILES, ILLINOIS 60714.

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## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement, or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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Property of Cook County Clerk's Office

CITY: HARWOOD HEIGHTS  
TAX NUMBER: 13-18-101-092-0000

COUNTY: COOK COUNTY

LEGAL DESCRIPTION:

THE EAST 52 FEET OF LOT 17 IN BENJAMINS RIDGEMOOR GOLF CLUB SUBDIVISION OF LOT 1 IN C. R. BALL'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT SCHOOL LOT) AND THE NORTH 25 4/10 ACRES OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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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 5-12-11 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said UNDERSIGNED  
dated 5-12-11



Notary Public [Signature]

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 title to real estate under the laws of the State of Illinois.

Dated 5-12-11 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said UNDERSIGNED  
dated 5-12-11



Notary Public [Signature]

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**