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DEED IN TRUST (ILLINOIS)

Doc#: 1121422085 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/02/2011 03:25 PM Pg: 1 of 4

THE GRANTOR

SALVATORE N. RUGGIERO, a
never-married man, of Chicago, Illinois,

Above space for Recorder's Office Only

of the County of Cook and State of
Illinois for and in consideration of the sum of Ten (\$10.00) and 00/100 DOLLARS, and other good and valuable
considerations, the receipt of which is hereby acknowledged, hereby **CONVEY** and Quit Claims to:

SALVATORE N. RUGGIERO, not individually, but as Trustee of **THE SALVATORE N. RUGGIERO
TRUST DATED THE 27TH DAY OF JULY, 2011**

and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed,
the following described real estate:

See Attachment "A"

PIN: 12-14-112-025-1170

Property Address: 8444 W. Wilson, #201, Chicago, Illinois 60656

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust
Agreement and of 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 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 an interest therein, as security for advances or loans. (d) To dedicate parks, streets, 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 complied with, or to inquire 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 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 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 into 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 person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

7/27/11 *Barbara Hayes*
DATE REPRESENTATIVE

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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 or refusal of the Trustee herein named to act, James A. Marino is appointed as Successor Trustee herein with like powers and authority as is vested in the Trustees 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 Registrar of Titles is directed not to register or note 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 or execution or otherwise.

DATED this 27 day of July, 2011

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

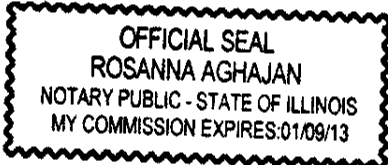


Salvatore N. Ruggiero

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Salvatore N. Ruggiero 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 he has signed, sealed and delivered the said instrument as his 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 27th day of July, 2011.

Commission expires January 9 2013

Rosanna Aghajan
NOTARY PUBLIC

This instrument was prepared by: James A. Marino, 5521 N. Cumberland Ave., Suite 1109, Chicago, Illinois 60656

MAIL TO:
James A. Marino
5521 N. Cumberland Avenue, #1109
Chicago, IL 60656

SEND SUBSEQUENT TAX BILLS TO:
Salvatore N. Ruggiero
3630 N. Harlem Avenue, Unit 505
Chicago, Illinois 60634

OR

Recorder's Office Box No. _____

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ATTACHMENT A

Item 1:

Unit 201-S as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the January 25, 1980 as Document No. 3142538, in Cook County, Illinois.

Item 2:

An undivided 0.4541% interest (except the units delineated and described in said survey) in and to the following described premises:

The part of the Northwest 1/4 of Section 14, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on a line 585.02 feet West of and parallel with the East line of said Northwest 1/4 said point being 131.26 feet South of the South line of West Leland Avenue as per plat of dedication registered in the Office of the Registrar of Titles of Cook County, Illinois, as Document No. 2191649; thence West along line parallel with the South line of West Leland Avenue, 28.24 feet; thence Southwesterly along a line which forms an angle of 155 Degrees, 49 Minutes 55 Seconds, with the last described line (measured from East to South to Southwest) a distance of 14.34 feet; thence South parallel with the East line to North Maria Court as per plat of Schorsch Forest View Unit 12 and registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 2680138, 178.0 feet; thence Easterly along a line which forms an angle of 134 Degrees, 54 Minutes with the last described line (measured from North to East to Southeast) a distance of 14.12 feet; thence East parallel with the South line of said West Leland Avenue 29.46 feet to the West line of the East 585.02 feet of said Northwest 1/4; thence North along said West line to the point of beginning, in Cook County, Illinois.

Also:

The West 219.98 feet of Lot 2 (measured along the North and South lines of Lot 2) (excepting therefrom the North 100.04 feet thereof) (as measured on the East and West line of Lot 2) in Schorsch Forest View Shopping Center, being a subdivision in the East 435.0 feet of the North 1005.0 feet of the East 1/2 of the Northwest 1/4 (as measured along the North and East lines thereof) of fractional Section 14, Township 40 North, Range 12, East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles to Cook County, Illinois on September 24, 1957 as Document No. 1760355, in Cook County, Illinois.

Also:

The South 459.98 feet in the North 1005.0 feet (measured along the East and West lines) of the West 50.02 feet of the East 1/2 of the Northwest 1/4 of fractional Section 14, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 12-14-112-025-1170

Commonly Known As: 8444 West Wilson, Unit 201, Chicago, Illinois 60656

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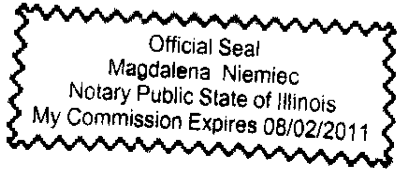
STATEMENT OF GRANTOR AND GRANTEE

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, 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 27, 2011 Signature Roxanna Aghajani
Grantor or Agent

Subscribed and Sworn to before
me this 27th day of July, 2011.

Magdalena Niemiec
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 27, 2011 Signature Roxanna Aghajani
Grantee or Agent

Subscribed and Sworn to before
me this 27th day of July, 2011.

Magdalena Niemiec
Notary Public

