

UNOFFICIAL COPY

DEED IN TRUST



Doc#: 1127156012 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2011 10:52 AM Pg: 1 of 3

THE GRANTORS, JAMES K. PEPERA and JANET M. PEPERA (a single man and a single woman) of the city of Park Ridge, Cook County, Illinois, for and in consideration of One Dollar, and other good and valuable consideration paid in hand, convey and warrant:

A one-half undivided interest to JAMES K. PEPERA and JANET M. PEPERA, Trustee ("Trustee" regardless of the number of trustees) of 844 N. Greenwood Ave., Park Ridge, Illinois 60068, under the provisions of a trust agreement dated April 28, 2011 and known as THE JAMES K. PEPERA LIVING TRUST dated April 28, 2011 and a one-half undivided interest to JANET M. PEPERA and JAMES K. PEPERA, Trustee under a trust agreement dated April 28, 2011 and known as THE JANET M. PEPERA LIVING TRUST dated April 28, 2011, and unto all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

Lot 61 in "Golf View Highlands," being a Subdivision of Lot 1 in Subdivision of the West 1/2 of the Northwest 1/4 of Section 26, and of the North 387 20 feet of the Southeast 1/4 of the Northwest 1/4 of said Section 26, (except the West 337.72 feet thereof), all in Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN # 09-26-110-008-0000

Address of Real Estate: 844 N. Greenwood Ave., Park Ridge, Illinois 60068



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 31169

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 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 complied 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 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.

UNOFFICIAL COPY

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 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, such Successor Trustee as designated in the Living Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee 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 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 exemption of homestead from sale or execution or otherwise.

The grantors have signed this deed on April 28, 2011.

James K. Pepera
JAMES K. PEPERA

Janet M. Pepera
JANET M. PEPERA

EXEMPTION STATEMENT:

Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act and Cook County Ordinance 95104, Par. 4.

Signed: Teresa Nuccio

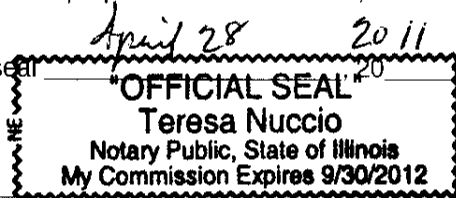
Dated: April 28, 2011

State of Illinois)
County of Cook)ss.

I am a notary public for the County and State above. I certify JAMES K. PEPERA and JANET M. PEPERA, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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

Teresa Nuccio
NOTARY PUBLIC



Prepared by: TERESA NUCCIO
1460 Renaissance Drive, Suite 105
Park Ridge, Illinois 60068

This instrument was prepared by Teresa Nuccio, Esq., TERESA NUCCIO, P.C., 1460 Renaissance Drive, Suite 105, Park Ridge, Illinois 60068, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

MAIL DEED TO: Teresa Nuccio, P.C., 1460 Renaissance Drive, Suite 105, Park Ridge, IL 60068

MAIL TAX BILLS TO: JAMES K. PEPERA and JANET M. PEPERA, 844 N. Greenwood Ave., Park Ridge, IL 60068

UNOFFICIAL COPY

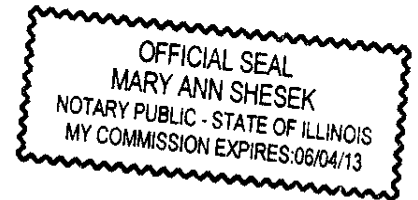
STATEMENT BY GRANTOR AND GRANTEE

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 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 August 22, 2011 Signature *[Signature]*
Grantor or Agent

Subscribed and sworn to before me
by the said agent this 22nd day
of August, 2011.

Notary Public *Mary Ann Shesek*

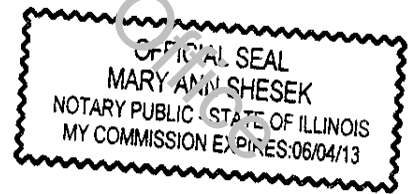


The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated August 22, 2011 Signature *[Signature]*
Grantee or Agent

Subscribed and sworn to before me
by the said agent this 22nd day
of August, 2011.

Notary Public *Mary Ann Shesek*



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.)-