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Doc#: 1127604091 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 10/03/2011 09:07 AM Pg: 1 of 4

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DEEL D. TRUST: ILLINOIS

This Indenture is made on July 28, 2011. The GRANTOR:, Joseph J. Virgilio and Judith A. Northrup, husband and wife, parties of the first part, of 4231 Franklin Avenue, Western Springs, IL 60558, Cook County, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim as of July 28, 2011 unto Joseph J. Virgilio and Judith A. North, P. Trustees, and said trustees' successors in trust, of 4231 Franklin Avenue, Western Springs, IL 60558, under the OSEPH J. VIRGILIO AND JUDITH A. NORTHRUP TRUST AGREEMENT DATED JULY 28, 2011 (hereafter referred to as the "Trust"), said trustees and said trustees' successors in trust being the party of the second part and ocing sometimes hereafter referred to as the "trustee", regardless of the number of trustees, all of grantors' right, title and interest in and to the following described real estate, situated in Cook County, Illinois, to-wit:

LEGAL DESCRIPTION:

LOT 10 (EXCEPT THE NORTH 23 FEET) IN BLOCK 21 IN FIELD PARK, A SUFLIVISION IN WEST 5/8 OF WEST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, PANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 18-05-126-008-0000

COMMON STREET ADDRESS: 4231 Franklin Avenue, Western Springs, IL 60558

To Have and to Hold the said premises, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, either in possession, or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, and unto every successors in trust under said Trust, FOREVER.

Deed in Trust: Grantor: Joseph J. Virgilio and Judith A. Northrup / Grantee: Joseph J. Virgilio and Judith A. Northrup Trust Agreement: Page 1

1127604091D Page: 2 of 4

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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, streets, 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 authority vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or say 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 turns 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 jentals; 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 approximant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways 2.10 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 trus ee it relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, besed or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money become wed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be solded 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, trustee 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 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 or it, so me 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 title, estate, rights, powers, authorities, duties and obligations of its, his, her 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.

Deed in Trust: Grantor: Joseph J. Virgilio and Judith A. Northrup / Grantee: Joseph J. Virgilio and Judith A. Northrup Trust Agreement: Page 2

1127604091D Page: 3 of 4

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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 homestead, or its equivalent, from sale on execution or otherwise.

In Witness Whereof, the said parties of the first part, have hereunto set their hands and seals as of the date first written above.

Joseph J. Virgilio

Signed and Sealed in Presence of

STATE OF ILLINOIS

COUNTY OF COOK

Judith A. Northrup

SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY THAT Joseph J. Virgilio and Judith A. Northrup personally known to me to be the same persons whose names are subscribed to the foregoing Instrument, appeare it before me this day in person and acknowledged that they signed, sealed and delivered 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 home stead.

GIVEN under my hand and Notarial Seal July 28, 2011.

Notary Public

"OFFICIAL SEAL"
Sarah E Rodgers
Notary Public, State of Illinois
My Commission Expires 2/26/2014

NO CHANGE IN TAX BILL INFORMATION

This Instrument Prepared By & After Recording Should Be Returned To: William H. Pokorny, Jr. Pokorny and Associates, Limited 1000 Jorie Boulevard • Suite 260 Oak Brook, Illinois 60523 Send Tax Bills & All Ta: Notices To:

Mr. and Mrs. Joseph J. Virgilio 4231 Franklin Avenue Western Springs, IL 60558

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

Date

Grantor, Grantee or Representative

Deed in Trust: Grantor: Joseph J. Virgilio and Judith A. Northrup / Grantee: Joseph J. Virgilio and Judith A. Northrup Trust Agreement: Page 3

1127604091D Page: 4 of 4

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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: July 28, 2011

Grantor or Agont

Subscribed and swor, to before me by the said Sarah E. Rodg's July 28, 2011.

Notary Public

"OFFICIAL SEAL"
Susan B Krasick
Notary Public, State of Illinois
Commission Expires 3/10/2012

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment or beneficial interest in a land trust is either a pateral person, an Illinois corporation or foreign corporation 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 28, 2011

Grantee or Agent

Subscribed and sworn to before me by the said Sarah . Rodgers July 28, 2011.

Notary Public

"OFFICIAL SEAL"
Susan B Krasick

Notary Public, State of Illinois Commission Expires 3/10/2312

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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

Recorder Form No. 2551

Deed in Trust: Grantor: Joseph J. Virgilio and Judith A. Northrup / Grantee: Joseph J. Virgilio and Judith A. Northrup Trust Agreement: Page 4