

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



Doc#: 1130529024 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/01/2011 09:52 AM Pg: 1 of 4

**THIS INDENTURE WITNESSETH**, that the grantors, **THERESE ROSASCO and PATRICK L. SANTORO, husband and wife**, of the County of Cook and State of Illinois, for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, **CONVEY and QUIT CLAIM** unto:

**THERESE E. ROSASCO AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 5TH DAY OF OCTOBER, 2011 AND KNOWN AS THE THERESE E. ROSASCO REVOCABLE TRUST**, of 1347 Forest Avenue, River Forest, Illinois 60305, an undivided one-half (1/2) interest, not as tenants in common or as joint tenants, but as tenants by the entirety; and

**PATRICK L. SANTORO AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 13TH DAY OF OCTOBER, 2011 AND KNOWN AS THE PATRICK L. SANTORO REVOCABLE TRUST**, of 1347 Forest Avenue, River Forest, Illinois 60305, an undivided one-half (1/2) interest, not as tenants in common or as joint tenants, but as tenants by the entirety; and

the following described Real Estate in the County of Cook and State of Illinois, to wit:

THE NORTH 60 FEET OF THE WEST HALF OF BLOCK 1 IN THE SUBDIVISION OF THE NORTH HALF OF THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER (EXCEPT THE SOUTH 3 1/2 CHAINS AND EXCEPT THE WEST EIGHT AND FIFTY SIX ONE HUNDREDTHS CHAINS OF THAT PART LYING NORTH OF THE SOUTH THREE AND ONE HALF CHAINS AND SOUTH OF THE NORTH TWO HUNDRED SIXTY FEET (THREE AND NINE THOUSAND THREE HUNDRED NINETY THREE TEN THOUSANDTH CHAINS) AND ALSO EXCEPT THE EAST FORTY FEET DEDICATED FOR STREET IN SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ✓

S Yes  
P 14  
C /  
R Nez  
S Yes  
E Yes  
INT R

**SUBJECT TO:** general real estate taxes not yet due and payable.

Permanent Identification Number: 15-01-103-051-0000 ✓

Address of Real Estate: 1347 Forest Avenue, River Forest, Illinois 60305 ✓

**EXEMPTION APPROVED** ✓  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Nancy Lane*

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**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any 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 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 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 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 appurtenant to said premises or any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged 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, trust 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 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 some 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 the title, estate, rights, powers, authorities, duties and obligations of its, his 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.

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 homesteads from sale on execution or otherwise.

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Nancy Carine*

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In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 13<sup>th</sup> day of October, 2011.

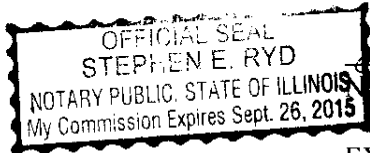
Therese Rosasco (SEAL)  
Therese Rosasco

Patrick L. Santoro (SEAL)  
Patrick L. Santoro

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF Cook )

I, STEPHEN E. RYD, a Notary Public in and for said County, in the State aforesaid, do hereby certify that THERESE ROSASCO and PATRICK L. SANTORO, personally known to me to 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.

Given under my hand and notarial seal, this 13<sup>th</sup> day of October, 2011.



EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 31-45  
REAL ESTATE TRANSFER TAX LAW

DATE: October 13<sup>th</sup> 2011.

Stephen E. Ryd  
Signature of Buyer, Seller, or Representative

Prepared by and mail to: ✓

Stephen E. Ryd  
Ryd Law Group, P.C.  
1900 Spring Road, Suite 216  
Oak Brook, Illinois 60523

Name & Address of Taxpayer:

Mr. Patrick Santoro, Trustee  
1347 Forest Avenue  
River Forest, Illinois 60305

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Nancy Lane

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

Dated: October 13, 2011

Signature: TR Therese Rosasco  
Grantor

Subscribed and sworn to before me by the said Therese Rosasco this 13 day of October, 2011



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

Dated: October 13, 2011

Signature: PLS [Signature]  
Grantee

Subscribed and sworn to before me by the said Patrick L. Santoro this 13 day of October, 2011



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

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST  
Nancy Laine