



Doc#: 1133656062 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/02/2011 03:15 PM Pg: 1 of 5

THIS DEED IN TRUST, is made this 2 day of December, 2011, by and between **ANGELO GIANNI**, a single man, of 1809 W. Wabansia Avenue, Chicago, Illinois 60622, party of the first part, and **ANGELO GIANNI, AS TRUSTEE AND ON BEHALF OF ALL SUCCESSOR TRUSTEES OF THE ANGELO GIANNI TRUST U/A/D March 13, 2006**, of 1809 W. Wabansia Avenue, Chicago, Illinois 60622, party of the second part.

WITNESSETH, that the party of the first party, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEYS AND QUIT CLAIMS** to the party of the second part, the following described Real Estate, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Above Space for Recorder's Use Only

Situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted 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 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 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 in future, and upon any terms and for any period or periods of time, not exceeding in the case of a 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 easement 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 instrument and by said trust agreement was in full

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force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries there under; (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.

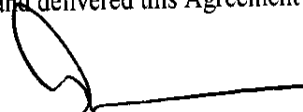
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

Permanent Real Estate Index Number(s): 14-31-427-026-0000

Address(es) of Real Estate: 1809 W. Wabansia Avenue, Chicago, Illinois 60622

IN WITNESS WHEREOF, the party of the first party has executed and delivered this Agreement the day and year first above written.



ANGELO GIANNI

After recording, mail to ^{Dispanced} Howard A. Balikov, Two Northfield Plaza, Suite 260, Northfield, Illinois 60093
(Name and Address)

Send subsequent tax bills to ANGELO GIANNI, 1809 W. Wabansia Avenue, Chicago, Illinois 60622
(Name and Address)

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STATE OF Illinois }
COUNTY OF Cook } SS.

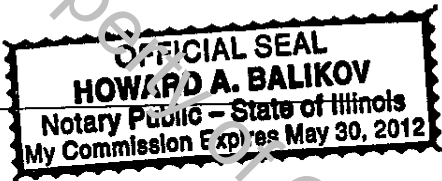
I, Howard A. Balikov a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ANGELO GIANNI, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and 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 2 day of December, 2011.

[Signature]
Notary Public

(Impress Seal Here)

Commission expires: _____



EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB. PAR.E.

[Signature], Atty.

DATE: 12-2-2011

Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 4 IN RANDOLPH SMITH'S SUBDIVISION OF BLOCK 35 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes not due and payable as of the date of this instrument, covenants, conditions, restrictions and rights of way, if any, of record.

P.I.N.:

14-31-427-026-0000

Commonly known as:

1809 W. Wabansia Avenue
Chicago, Illinois 60622

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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.

Date: 12-2, 2011.

Signature: _____

Grantor or Agent

ANGELO GIANNI

Subscribed and sworn to before me by the said agent, ANGELO GIANNI this 2 day of December, 2011.
Notary Public _____



The Grantee or his Agent affirms and ~~affirms~~ 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.

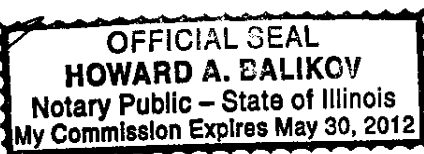
Date: 12-2, 2011.

Signature: _____

Grantor or Agent

ANGELO GIANNI

Subscribed and sworn to before me by the said agent, ANGELO GIANNI this 2 day of December, 2011.
Notary Public _____



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.)