

# UNOFFICIAL COPY



Doc#: 1204034074 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/09/2012 02:07 PM Pg: 1 of 4

## DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, Sam Nuzzo, Chicago, Illinois, surviving spouse of Mary F. Nuzzo, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, conveys and quitclaims unto Sam Nuzzo, not individually, but as Trustee under the Sam Nuzzo Declaration of Trust heretofore signed on Dec. 30, 2011, and the Trustee's successors in trust, all interest of the Grantor in and to the following described parcel of real estate in Cook County, Illinois to wit

Lots 21 and 22 in Block 4 in the Subdivision of Block 4 in the Canal Trustees Subdivision of Section 33, township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois..

Permanent Index Nos. 17-33-209-029, Lot 21;  
17-33-209-030, Lot 22

ADDRESS OF PROPERTY: 3252 S. Princeton Avenue, Chicago,  
IL 60616

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 set forth.

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real


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estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, 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 or the Trustee's successors in trust in relation to said real estate, or to whom said real estate 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, or money borrowed or advanced on said real estate, 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; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or the Trustee's successors in trust 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 in some amendment thereof and is 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 by 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 their predecessor in trust.

And the said Grantor hereby expressly waives and releases 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 5<sup>th</sup> day of Jan, 2012.

  
 \_\_\_\_\_  
 Sam Nuzzo

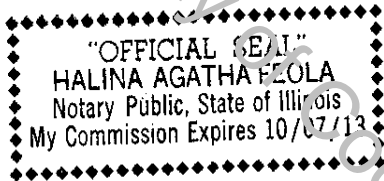
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STATE OF ILLINOIS            )  
  )  
COUNTY OF COOK            )

SS.

I, Halina Agatha Feola, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Sam Nuzzo is 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, 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 notarial seal this 5th day of January, 2012.



Halina Agatha Feola  
Notary Public

This document prepared by:

Charles H. Wiggins, Jr.

Vedder Price P.C.  
Suite 2600  
222 North LaSalle Street  
Chicago, Illinois 60603

Address of grantee:

3252 S. Princeton Avenue  
Chicago, IL 60616

Permanent Tax Nos. 17-33-209-029, Lot 21;  
17-33-209-030, Lot 22

Return Deed to:

Charles H. Wiggins, Jr.  
222 North LaSalle Street  
Chicago, Illinois 60601-1003

CONSIDERATION LESS THAN \$100.00. I hereby declare that this deed represents a transaction except under Paragraph (c), Sec. 4 of the Real Estate Transfer Tax Act of the State of Illinois.

Charles H. Wiggins, Jr.  
Representative of the Grantor

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## STATEMENT BY GRANTOR AND GRANTEE

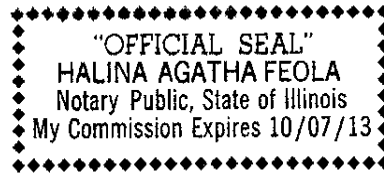
The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: Jan. 20, 201<sup>12</sup>

Signature: *Halina Agatha Feola as Agent*  
Grantor or Agent

Subscribed and sworn to before  
me by the said Grantor or Agent

Dated: Jan. 20, 201<sup>12</sup>  
*Halina Agatha Feola*



Notary Public

The grantee or his/her 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 a 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: Jan 20, 201<sup>12</sup>

Signature: *Halina Agatha Feola as Agent*  
Grantee or Agent

Subscribed and sworn to before  
me by the said Grantee or Agent

Dated: Jan. 20, 201<sup>12</sup>  
*Halina Agatha Feola*



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.