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DEED IN TRUST

Statutory (Illinois)
(Individual to Trust)



Doc#: 1228422006 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/10/2012 08:58 AM Pg: 1 of 3

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The Grantor, Joseph S. DiFrancesco, of the City of Highland Park, County of Lake, State of Illinois, for and in

consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Joseph S. DiFrancesco of 866 Burton Avenue, Highland Park, Illinois, as Trustee under the provisions of a trust agreement dated the 3rd day of May, 2012 and known as the Joseph S. DiFrancesco Revocable Trust and unto all and every successor or successors in trust under said trust agreement all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots 9 and 10 (excepting the south 102.0 feet of said lots) in Block 3 in E. T. Paul's Addition to Evanston, in Cook County, Illinois. *in section 11 and section 12 Township 41 North Range 13 East of the Third Principal Meridian in Cook County, Illinois.*

This transfer is exempt from the Illinois Real Estate Transfer Tax under 35 ILCS 200/31-45(e)

Permanent Real Estate Index Number: 10-11-203-001

Address of Real Estate: 2736, 2738, 2740, 2742 and 2746 Central Street, Evanston, IL

Eugene Moore
9-18-2012

TO HAVE AND TO HOLD the said Real Estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement and full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said Real Estate or any part thereof: to contract to sell, to grant options to purchase; to sell on any terms, to convey either with or without consideration, to convey the Real Estate 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, dedicate, mortgage, pledge or otherwise encumber said Real Estate, or any part thereof, to lease said Real Estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 Real Estate, or any part thereof, for other real or personal property, to grant easements of charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said Real Estate or any part thereof, 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 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 or any successor 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 or any successor in trust, be obliged to see to the application of any purchase money, rent, or any money borrowed or advanced on said Real Estate or 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 or any successor 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 the 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 the Indenture and in said trust agreement or in all amendments thereof, if any, 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,

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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 person 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 grantor hereby expressly waives and releases any and all right on 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".

Dated this 28th day of June, 2012.

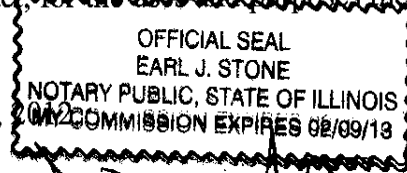
Joseph S. DiFrancesco

CITY OF EVANSTON
EXEMPTION

CITY CLERK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph S. DiFrancesco 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 official seal, this 28th day of June, 2012



Commission expires: _____

NOTARY PUBLIC

This instrument was prepared by Earl J. Stone, Earl J. Stone, Ltd. 790 Estate Drive, Suite 180, Deerfield, IL 60015

MAIL TO:
Earl J. Stone
790 Estate Drive
Suite 180
Deerfield, IL 60015


SEND SUBSEQUENT TAX BILLS TO:
Joseph S. DiFrancesco
866 Burton Avenue
Highland Park, IL 60035

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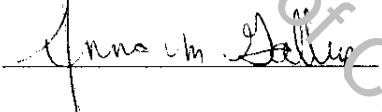
STATEMENT BY GRANTOR AND GRANTEE

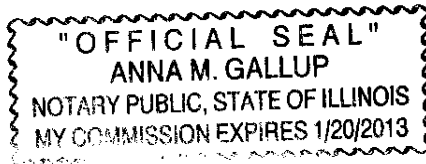
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: September 24, 2012

Signature: 
Earl J. Stone, agent

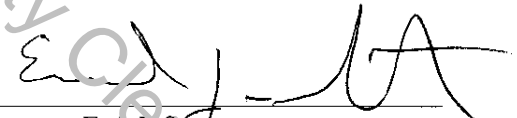
Subscribed and sworn to before me by the said grantor this the 24th day of September 24, 2012.

Notary Public 

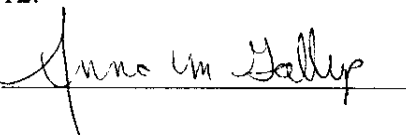


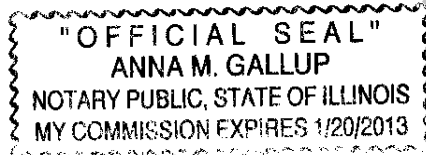
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 September 24, 2012

Signature: 
Earl J. Stone., agent

Subscribed and sworn to before me by the said grantee this the 24th day of September, 2012.

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.)