

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST



Doc#: 1235350071 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/18/2012 11:32 AM Pg: 1 of 3

THIS INDENTURE, Made this 15th day of November, 2012, between DOMINICK McNICHOLAS, as Trustee of the McNICHOLAS LIVING TRUST DATED OCTOBER 14, 2004, of the City of Park Ridge, County of Cook and State of Illinois, for and in consideration of the sum of TEN and NO/100 Dollars and other good and valuable consideration in hand paid, does hereby convey and quitclaim unto DOMINICK McNICHOLAS, as Trustee of the DOMINICK McNICHOLAS QUALIFIED PERSONAL RESIDENCE TRUST AGREEMENT DATED NOVEMBER 15, 2012, of 1640 West Davis Street, Park Ridge, Illinois 60068, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

LOT 25 IN BALLARD GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 09-15-405-011-0000

Address of Real Estate: 1640 West Davis Street, Park Ridge, Illinois 60068

TOGETHER with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises with all hereditaments and appurtenances thereunto belonging or in anywise appertaining upon the trusts and for the uses and purposes herein and in said trust instrument referred to above.

Full power and authority is hereby granted to said trustee to: improve; manage; subdivide; contract to sell; grant options to purchase; sell on any terms; convey either with or without consideration; convey 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; donate; dedicate; mortgage or otherwise encumber; lease upon any terms and for any period of time; partition or exchange for other real or personal property; grant easements or charges of any kind; release; convey or assign any right, title or interest in or about or easement appurtenant; and to deal with said property in all other ways as it would be lawful for any person owning the same to deal with the same, 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, or money borrowed 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 of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust, and every deed, mortgage, lease or other instrument executed by said trustee shall be conclusive evidence in favor of every person relying upon any such conveyance or other instrument, (a) that at the time of the delivery thereof the trust created by said trust declaration 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 said trust declaration or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and deliver every such deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor in trust that such successor in trust has been properly appointed and is 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 beneficiary hereunder and of all persons claiming under 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 interest, legal or equitable, in and 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 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.



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 32691

3

UNOFFICIAL COPY

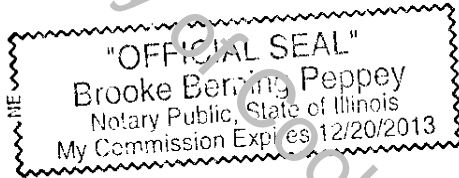
IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his/her hand and seal this 15 day of November, 2012.

Dominick McNicholas (SEAL)
DOMINICK McNICHOLAS, as trustee as aforesaid

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DOMINICK McNICHOLAS, 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 15th of November, 2012.



Brooke Berning Peppey
Notary Public

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING IS TO BE RETURNED TO:

Brooke Berning Peppey
Padgitt, Padgitt & Peppey Ltd.
560 Green Bay Road, Suite 100
Winnetka, Illinois 60093

TAXPAYER NAME AND ADDRESS:

DOMINICK McNICHOLAS
1646 W. Davis St.
Park Ridge, IL 60068

THIS CONVEYANCE IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER ACT

Brooke Berning Peppey
(GRANTOR/GRANTEE OR AGENT)

DATED: 11/15/12

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STATEMENT BY GRANTOR AND GRANTEE

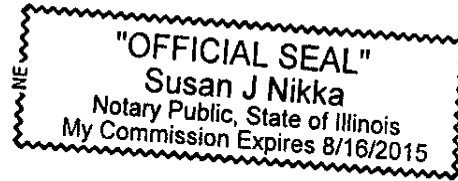
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: Nov 15, 2012.

[Signature]
Grantor or Agent

Subscribed and sworn to before me by the said AGENT this 15th day of NOVEMBER, 2012.

[Signature]
Notary Public



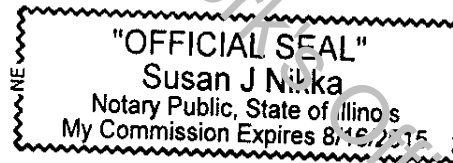
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: Nov 15, 2012.

[Signature]
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 15th day of NOVEMBER, 2012.

[Signature]
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.)