

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO:

LAW OFFICES OF JOHN PAPADIA, LTD.
8501 West Higgins Suite #340
Chicago, Illinois 60631

NAME & ADDRESS OF TAXPAYER:

Frank and Maria Giuliano
8444 West Sunnyside
Chicago, IL 60656



Doc#: 1306016031 Fee: \$42.00

Karen A. Yarbrough RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 03/01/2013 12:01 PM Pg: 1 of 3

(Reserved for Recorders Use Only)

THE GRANTOR(S), FRANK GIULIANO and MARIA GIULIANO, His Wife, of 8444 West Sunnyside, City of Chicago, the County of Cook, and State of Illinois, in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to:

An Undivided One-Half (½) Interest to, FRANK GIULIANO, as Trustee under the Provisions of the FRANK GIULIANO DECLARATION OF TRUST DATED January 28, 2013 and an Undivided One-Half (½) Interest to, MARIA GIULIANO, as Trustee under the Provisions of the MARIA GIULIANO DECLARATION OF TRUST DATED January 28, 2013, AND UNTO all and every successor or successors in trust under said declaration of trust,

Permanent Index Number (PIN): 12-14-104 017-0000
Address(es) of Real Estate: 8444 West Sunnyside
Chicago, IL 60656

-Subject to covenants, conditions, easements, restrictions of record and general real estate taxes for the year 2012 and subsequent years.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following reasons:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instruments dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust

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property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of ILLINOIS in such case made and provided.

The Grantor(s) hereby waive___ and release___ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution otherwise.

DATED this 28 day of January, 2013

Frank Giuliano (SEAL)
FRANK GIULIANO

Maria Giuliano (SEAL)
MARIA GIULIANO

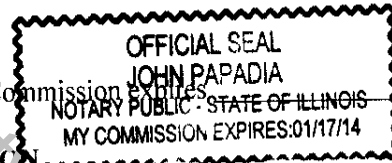
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned a Notary Public in and said County, in the State aforesaid, DO HEREBY CERTIFY that, **FRANK GIULIANO and MARIA GIULIANO, His Wife**, personally known to me to be the same person(s) whose name(s) 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 official seal, this January 28, 2013

John Papadia
NOTARY PUBLIC

My Commission Expires



LEGAL DESCRIPTION

Lot Seven (7) in Schorsch Forest View Unit 1, being a Subdivision of the South 203.70 feet of the North Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the East Half (1/2) of the South Half (1/2) of the South Half (1/2) of the Northwest Quarter (1/4) (except the South 50.0 feet thereof) and (except the East 735.0 feet of the North 285.0 Feet of the South 335.0 Feet Thereof) of Section 14, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, according to Plat Thereof Registered in the Office of the Registrar of Titles of Cook County, Illinois, on May 26, 1955, as Document Number 1597051

Exempt Under Provision of Paragraph E, Section 4, Real Estate Transfer Tax Act.

28, 2013
Date

Frank Giuliano
Signature

PREPARED BY:
Law Offices of John Papadia, Ltd.
8501 West Higgins, Suite 340
Chicago, Illinois 60631

Send Subsequent Tax Bills To:
FRANK GIULIANO and MARIA GIULIANO
8444 West Sunnyside
Chicago, IL 60656

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STATEMENT BY GRANTOR AND GRANTEE

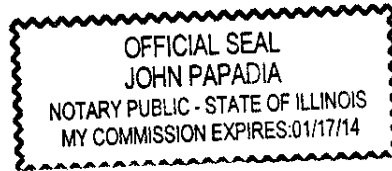
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 1/28/13

Signature: Frank Guiliano
Grantor or Agent

Subscribed and sworn to before me this 28 day of January, 2013.

Notary Public _____



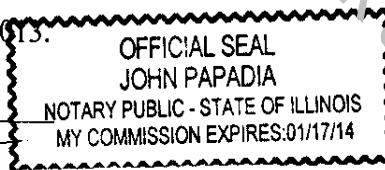
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 1/28/13

Signature: Maury Guiliano
Grantee or Agent

Subscribed and sworn to before me this 28 day of January, 2013.

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 provisions of Section 4, of the Illinois Real Estate Transfer Tax Act)

City of Chicago
Dept. of Finance
638280



Real Estate
Transfer
Stamp

\$0.00

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