

**DEED IN TRUST  
(ILLINOIS)**

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**Doc#: 1316819056 Fee: \$44.00**  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 06/17/2013 02:59 PM Pg: 1 of 4

**Mail to:**

Peter J. Latz & Associates LLC  
104 N. Oak Park Avenue  
Suite 200  
Oak Park, Illinois 60301

**Subsequent Tax Bills to:**

Ms. LaVerne K. Tomaso  
339 South Home, #3C  
Oak Park, Illinois 60302

Above Space for Recorder's Use Only

**THE GRANTOR, LaVerne K. Tomaso**, a single person, of the County of Cook, and State of Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Quitclaims unto the **GRANTEE**:

**LaVerne K. Tomaso, not individually, but solely as Trustee of the LaVerne K. Tomaso 2013 Trust dated April 29, 2013**, of 339 South Home, #3C, Oak Park, Illinois 60302 and all successor or successors in trust, all of her right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit: **See Exhibit -A- attached hereto**

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

Date 5-17-13  
Sign LaVerne K. Tomaso

Permanent Real Estate Index Number: **16-07-316-045-1010**

Address of Real Estate: **339 South Home, #3C Oak Park, Illinois 60302**

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 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, street, 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any 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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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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 applications of any purchase money, rent, or money borrowed or advanced 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 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 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 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 this Indenture and in said trust agreement or in some amendment thereof 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, 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 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.

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.

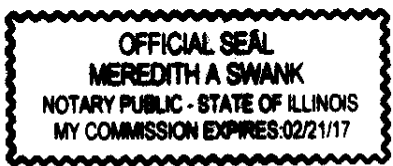
In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 17<sup>th</sup> day of May, 2013.

LaVerne K. Tomaso (SEAL)  
LaVerne K. Tomaso

EXEMPTION APPROVED

Craig M. Lesner  
CRAIG M. LESNER, CFO  
VILLAGE OF OAK PARK

STATE OF ILLINOIS   )  
  ) SS  
COUNTY OF COOK     )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LaVerne K. Tomaso**, a single person, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17<sup>th</sup> day of May, 2013.

Commission expires February 21, 20 17

Meredith A Swank  
NOTARY PUBLIC

This instrument was prepared by: Matthew J. Swank/ Peter J. Latz & Associates LLC  
104 North Oak Park Avenue, Suite 200, Oak Park, Illinois 60301

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## Exhibit -A-

Address of Real Estate: **339 South Home #3C, Oak Park, IL 60302**

Permanent Real Estate Index Number: **16-07-316-045-1010**

Legally described as follows:

LOT 10 AND THE NORTH 40 FEET OF LOT 11 (TAKEN AS A TRACT) IN BLOCK 1 OF THE CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MAYWOOD-PROVISO STATE BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1965 AND KNOWN AS TRUST NUMBER 2020, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 20240085, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

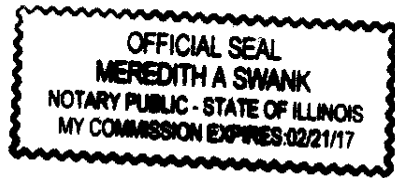
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 17, 2013.

Signature: LaVerne K. Tomaso  
LaVerne K. Tomaso

Subscribed and sworn to before me  
this 17<sup>th</sup> day of May, 2013.

Meredith A Swank  
Notary Public



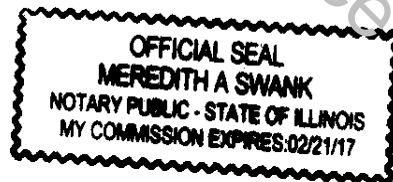
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 17, 2013.

Signature: LaVerne K. Tomaso  
LaVerne K. Tomaso, not individually, but  
solely as Trustee of the LaVerne K. Tomaso  
Trust dated April 29, 2013

Subscribed and sworn to before me this  
17<sup>th</sup> day of May, 2013.

Meredith A Swank  
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.)

**EXEMPTION APPROVED**

Craig M. Lesner  
CRAIG M. LESNER, CFO  
VILLAGE OF OAK PARK