

UNOFFICIAL COPY



DEED IN TRUST

(Illinois)

MAIL TO: MAUREEN P. MEERSMAN

716 E. NORTHWEST HIGHWAY

MT. PROSPECT, IL 60056

NAME & ADDRESS OF TAXPAYER:

MARY A. PONTARELLI

5851 NORTH KEATING AVENUE

CHICAGO, IL 60646

Doc#: 1324022045 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2013 11:39 AM Pg: 1 of 4

RECORDER'S STAMP

THE GRANTOR(S) MARY A. PONTARELLI, A WIDOW

of the CITY of CHICAGO County of COOK State of ILLINOIS

for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS

and other good and valuable considerations in hand paid.

CONVEY AND (~~WARRANT(S)~~ / QUITCLAIM(S))* unto MARY A. PONTARELLI AND

JOSE A. PEREZ

5851 NORTH KEATING AVENUE, CHICAGO, COOK COUNTY, IL 60646

Grantee's Address City State Zip

as Trustee under the provisions of a Trust Agreement dated the 13TH day of AUGUST 2013,
and known as MARY A. PONTARELLI DECL. OF 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:

LOT 50 IN SAUGANASH MANOR, A SUBDIVISION OF LOTS 1 AND 8 (EXCEPT THAT PART
OF SAID LOTS LYING WEST OF THE CENTER LINE OF CICERO AVENUE) IN
HAMILTON'S SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF THE SOUTH WEST 1/2
OF CALDWELL'S RESERVATION IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS
5851 NORTH KEATING AVENUE, CHICAGO, ILLINOIS.

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

* Use Warranty or Quitclaim as applicable

Permanent Index Number(s): 13-03-309-002-0000

Property Address: 5851 NORTH KEATING AVENUE, CHICAGO, IL 60646

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101 1 20

ATTACH-NOTARY ACKNOWLEDGMENT

NOTE : PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

(SEAL)

(SEAL)

MARY A. PONTARELLI

(SEAL)

(SEAL)

DATED this 13th day of August, 2013

And the said grantor(s) hereby expressly waive(s) and release(s) 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 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 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 any of the terms of said trust agreement, and every 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, mortgage or other instrument; and (d) that 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 her predecessor in trust.

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, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide 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 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 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 to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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.

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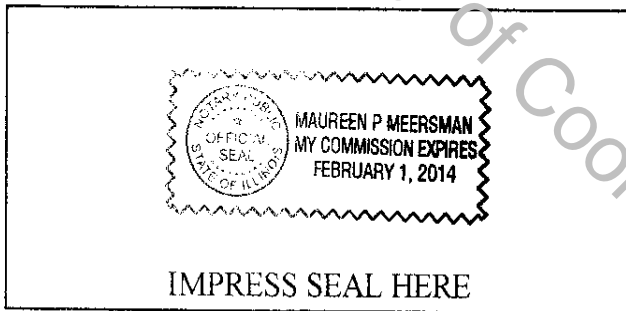
STATE OF ILLINOIS }
County of COOK } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mary A. Pontarelli - a widow - personally known to me to be the same person(s) whose name is /are 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13th day of August, 2013.

Maureen P. Meersman
Notary Public

My commission expires on February 1, 2014, 1913



City of Chicago
Dept. of Finance
650823



Real Estate
Transfer
Stamp

\$0.00

8/28/2013 11:08

dr00762

Batch 6,984,175

NAME AND ADDRESS OF PREPARER :

MAUREEN P. MEERSMAN, ATTORNEY

716 E. NORTHWEST HIGHWAY

MT. PROSPECT, IL 60056

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW

DATE: 8/28/13

Maureen P. Meersman Atty.
Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

TO REORDER PLEASE CALL
MID AMERICA TITLE COMPANY
(847)249-4041

TO

FROM

(Illinois)

DEED IN TRUST

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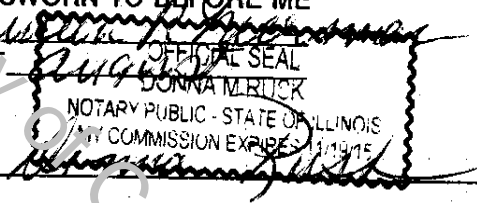
STATEMENT BY GRANTOR AND GRANTEE

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 8/13/13

Signature *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID *[Handwritten Name]*
THIS 13th DAY OF August
20 13.



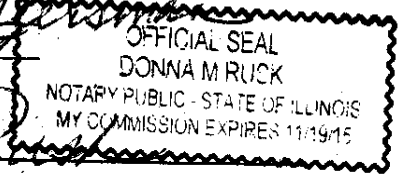
NOTARY PUBLIC *[Handwritten Signature]*

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.

Date 8/13/13

Signature *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID *[Handwritten Name]*
THIS 13th DAY OF August
20 13.



NOTARY PUBLIC *[Handwritten Signature]*

Note: Any person who knowingly submits a false statement concerning the identify 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.]