



Doc#: 1324034060 Fee: \$64.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/28/2013 11:37 AM Pg: 1 of 3

**WARRANTY DEED IN TRUST**  
**Living Trust**

**THE GRANTORS, PETER D. CARUSO and THERESE L. CARUSO**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS(S) to **PETER D. CARUSO and THERESE L. CARUSO as Trustees** under the provisions of a trust agreement dated August 27, 2013 and known as **THE PETER D. CARUSO AND THERESE L. CARUSO REVOCABLE TRUST** (hereinafter referred to as "said trustee(s)", regardless of the number of trustees) 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:

**PARCEL 1: THE NORTH 21.9 FEET OF THE SOUTH 113.7 FEET OF LOTS 1, 2 AND 3 IN BLOCK 1 IN GALLAGHER'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 9 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS THE WEST 20 FEET OF LOT 3 IN BLOCK 1 IN GALLAGHER'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 9 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SET FORTH IN PARTY WALL AND EASEMENT DECLARATION RECORDED AUGUST 19, 1999 AS DOCUMENT NUMBER 99-794400.**

**EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB PARAGRAPH E AND COOK COUNTY ORDINANCE 93-0-27 PARAGRAPH E.**

**Permanent Real Estate Index Number(s): 17-33-119-045-0000**

**Address(es) of Real Estate: 3451 SOUTH EMERALD, CHICAGO, COOK COUNTY, ILLINOIS, 60616**

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

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, street, 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 complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument 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 agreement 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.

# UNOFFICIAL COPY

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 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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(s) and release(s) 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 or otherwise.

Dated this 27 day of August, 2013

Peter D. Caruso  
PETER D. CARUSO

Therese L. Caruso  
THERESE L. CARUSO

City of Chicago  
Dept. of Finance  
**650824**

8/28/2013 11:12

dr00762



Real Estate  
Transfer  
Stamp

**\$0.00**

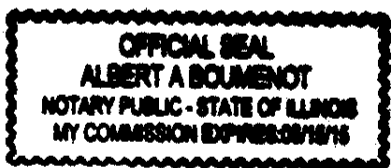
Batch 6,984,209

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that PETER D. CARUSO and THERESE L. CARUSO, personally known to me to be the same person(s) whose name(s) are 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 27th day of August, 20 13

Commission expires 6/15, 20 15



Albert A. Boumenot (Notary Public)

**Prepared by:**  
Anthony J. Amelio  
Attorney at Law  
310 Busse Highway  
Suite 221  
Park Ridge, Illinois 60068

**Mail to:**  
The Peter D. Caruso and Therese L. Caruso Revocable Trust  
3451 S. Emerald  
Chicago, IL 60616

**Name and Address of Taxpayer:**  
Peter D. Caruso  
3451 S. Emerald  
Chicago, IL 60616

# UNOFFICIAL COPY

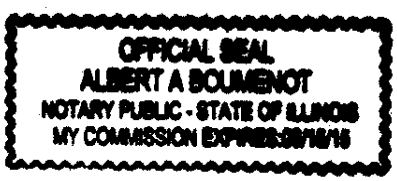
## STATEMENT BY GRANTOR AND GRANTEE

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.

Date: August 27, 2013

Signature: Peter D. Caruso Therese L. Caruso  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID GRANTOR(S)  
THIS 27th DAY OF August,  
20 13



NOTARY PUBLIC Albert A. Boumenot

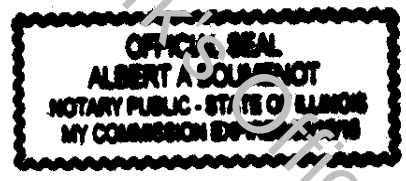
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: August 27, 2013

Signature: Peter D. Caruso Therese L. Caruso  
Grantee or Agent

(As Trustee(s) of the Peter D. Caruso and Therese L. Caruso Revocable Trust)

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID GRANTEE(S)  
THIS 27th DAY OF August,  
20 13



NOTARY PUBLIC Albert A. Boumenot

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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, ILLINOIS, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]