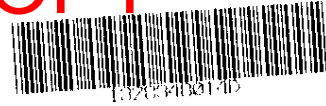


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Doc#: 1328348014 Fee: \$44.00  
RHSP Fee: \$9.00 RPIRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/10/2013 09:39 AM Pg: 1 of 4

## DEED IN TRUST

### PREPARED BY AND AFTER RECORDATION MAIL TO:

John Justin Wyeth, Attorney at Law  
Wyeth Law  
701 North Bridge Street  
Yorkville, IL 60560  
630-553-9916

### SEND TAX BILLS TO:

Judith L. Rohlf, Trustee  
1141 Leavitt, Flossmoor, Illinois, 60422

THE GRANTOR, **CONSTANCE DAMIANI**, a widow, of the Village of Flossmoor, Illinois, County of Cook, and State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, grant, bargain, sell, convey and warrant unto GRANTEE, **Judith Lynn Rohlf**, of 503 Carlsbad Trail, Roselle, Illinois 60172, not individually, but as Trustee under the provisions of a trust agreement dated July 15, 2013 and known as the **Damiani Wealth Defender Trust** dated July 15, 2013, (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit Number 115 in Hawthorne Apartments Condominium, as delineated on the survey of the following described parcel of real estate: Lot 1 in the Resubdivision of Lots 1 to 8, both inclusive, of Subdivision of South 300 feet of Lot 1 in Block 2 in Wells and Nellegar's Subdivison of the North 17-1/2 acres West of Illinois Central Railroad Company of the Northeast 1/4 of Section 12, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit 'A' to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated January 10, 1972 and known as Trust Number 76407 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 22628042, as amended from time to time, together with its undivided percentage interest in the Common Elements, in Cook County, Illinois

Permanent Real Estate Index Number: 31-12-202-064-1010  
Address of real estate: 1141 Leavitt, Flossmoor, Illinois 60422

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SUBJECT TO: (1) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (2) zoning laws and ordinances; (3) public and utility easements; (4) public roads and highways, if any; (5) party wall rights and agreements (6) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration; (7) general real estate taxes for the year 2012 and subsequent years.

**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, streets, 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 to deal with the same, whether similar to or different from the ways above specified, 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 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

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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, 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 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 13<sup>th</sup> day of August, 2013.

Constance Damiani  
CONSTANCE DAMIANI

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), 35 ILCS 200/31-45, PROPERTY TAX CODE.

DATED: August 13, 2013

Constance A. Damiani  
CONSTANCE DAMIANI

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 CONSTANCE DAMIANI, 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 it was signed, sealed and delivered as the free and voluntary act of said person, for the uses and purposes therein set forth.

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

Kathleen J. Harris  
Notary Public



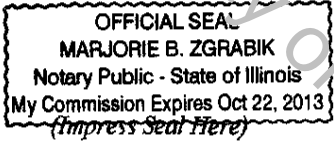
# UNOFFICIAL COPY

## 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 and hold title to real estate under the laws of the State of Illinois.

Date: August 23, 2013 Signature: *John Justin Wyeth*  
~~Grantor~~ Agent

SUBSCRIBED and SWORN to before me on this 23rd day of AUGUST, 2013.

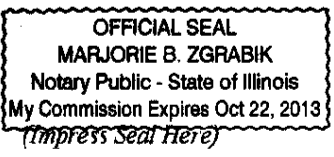


*Marjorie B. Zgrabik*  
Notary Public

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.

Date: AUGUST 23, 2013 Signature: *John Justin Wyeth*  
~~Grantor~~ Agent

SUBSCRIBED and SWORN to before me on this 23rd day of August, 2013.



*Marjorie B. Zgrabik*  
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 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 Act.]