

# UNOFFICIAL COPY



## DEED IN TRUST (ILLINOIS)

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Doc#: 1404434045 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2014 11:41 AM Pg: 1 of 3

Above Space for Recorder's use only

**THE GRANTOR**, Paul Bruno and Maria Bruno, husband and wife, residing at 2018 Birch Lane, Park Ridge, Illinois 60068, of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, hereby conveys and Quit Claims unto Maria Bruno as Trustee of the Maria Bruno Revocable Trust dated November 7, 2013 of which she is the settlor and beneficiary

100% of the beneficial interest unto:

**The Maria Bruno Revocable Trust dated November 7, 2013**

c/o Maria Bruno, Trustee  
2018 Birch Lane  
Park Ridge, IL 60068

as Trustee under the provisions of the trust agreements named above and each dated the 7th of November, 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:

THAT PART OF LOT 32, LYING SOUTHEASTERLY OF LINE RUNNING FROM A POINT ON THE SOUTHERLY LINE THEREOF, A DISTANCE OF 20 FEET NORTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 32, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 32, A DISTANCE OF 25 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 32 AND ALL OF LOT 33 IN BLOCK 3, IN DES PLAINES VILLAS, A RESUBDIVISION OF THE WEST 12/2 OF THE NORTHWEST ¼ OF SECTION 20 (EXCEPT THE EASTERLY 503.0 FEET MEASURED AT A RIGHT ANGLES TO THE EAST LINE THEREOF) ALSO THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 19 (EXCEPT THE WEST 173.0 FEET THEREOF), ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**\*\* THIS IS NOT HOMESTEAD PROPERTY \*\***

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

Permanent Real Estate Index Number(s): 09-19-203-079-0000

Address(es) of real estate: 851 E. Grant, Des Plaines, Illinois 60016

*S. Bruno* 2/3/14  
City of Des Plaines

**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; or execute grants of options to purchase, to execute contracts 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 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, not exceeding in the case of any single demise the term of 198 years, and to 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 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.

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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 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 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, hers, or their predecessor in trust.

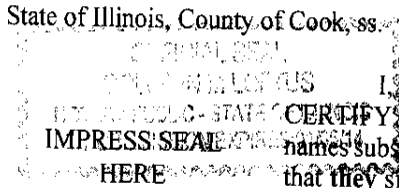
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantors hereby expressly waive and release 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 grantors aforesaid have hereunto set their hands and seals this 7th day of November, 2013.

Paul Bruno (SEAL)  
Paul Bruno

Maria Bruno (SEAL)  
Maria Bruno



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Bruno and Maria Bruno personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 7th day of November, 2013.

Commission expires 1-6-14

[Signature]  
NOTARY PUBLIC

This instrument was prepared by Loftus & Loftus, Ltd., 646 Busse Highway, Park Ridge, IL 60068.

**MAIL TO :**

Loftus & Loftus, Ltd.  
646 Busse Highway  
Park Ridge, IL 60068

**SEND SUBSEQUENT TAX BILLS TO:**

Maria Bruno -trustee  
2018 Birch Lane  
Park Ridge, Illinois 60068

\* Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E and Cook County Ord. 93-0-27 par. E.  
11-7-13 Date  
[Signature] Buyer, Seller, or Representative

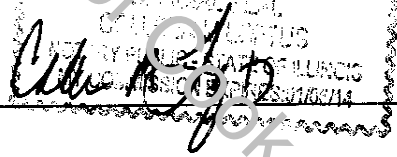
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## STATEMENT BY GRANTOR AND GRANTEE

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: 11-7-13 Signature: [Signature]  
Grantor or Agent Paul Bruno and Maria Bruno

Subscribed and sworn before me by the said \_\_\_\_\_ this 7th day of Nov, 2013

Notary Public [Signature]  


The grantee 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: 11-7-13 Signature: [Signature]  
Grantee or Agent Maria Bruno, Trustee

Subscribed and sworn before me by the said \_\_\_\_\_ this 7th day of Nov, 2013.

Notary Public [Signature]

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.