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DEED IN TRUST (ILLINOIS)

Doc#: 1427945070 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2014 02:27 PM Pg: 1 of 5

THE GRANTOR (Name and Address)

Anthony Mastracci and
Sharon Mastracci, his wife
Of 1225 W. Grenshaw St.,
Chicago, Illinois 60607

Above Space for Recorder's Use only

of the County of Cook, and State of Illinois and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant unto Anthony Mastracci and Sharon Mastracci as TRUSTEES under the provisions of a declaration of trust dated October 2, 2014 and as amended thereafter, and known as the ANTHONY MASTRACCI AND SHARON MASTRACCI DECLARATION OF TRUST, and of which Anthony Mastracci and Sharon Mastracci, husband and wife, are the primary beneficiaries of said trust and the real estate conveyed herein shall be held as TENANCY BY THE ENTIRETY, and unto all and every successor or successors in trust under said trust agreement (referred to hereinafter as the Trust Agreement), and unto all and every successor or successors in trust under said trust agreement (referred to hereinafter as the "Trust Agreement"), the following described homestead real estate: (See attached for legal description.)

Permanent Real Estate Index Number(s): 17-17-334-024-0000

Address(es) of Real Estate: 1225 W. Grenshaw St., Chicago, IL 60607

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,

This Deed exempt from Illinois transfer tax pursuant to paragraph E of said transfer tax act.
Date 10/2/14

City of Chicago
Dept. of Finance
675746



Real Estate
Transfer
Stamp

1

\$0.00

Batch 8,871,976

0/6/2014 14:18

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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 instrument 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.

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 the successor trustee(s) named in the aforesaid Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

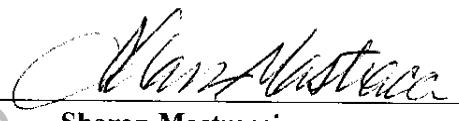
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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 hereby waives and releases 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 2<sup>nd</sup> day of October, 2014

  
\_\_\_\_\_  
**Anthony Mastracci** (SEAL)

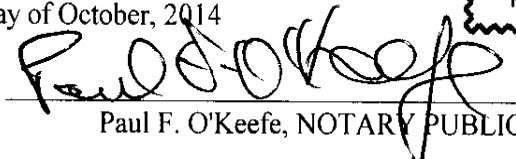
  
\_\_\_\_\_  
**Sharon Mastracci** (SEAL)

State of Illinois, County of ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Anthony Mastracci** and **Sharon Mastracci**, his wife personally known to me to be the same persons whose names 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 2<sup>nd</sup> day of October, 2014

Commission expires 9/22/2016

  
\_\_\_\_\_  
Paul F. O'Keefe, NOTARY PUBLIC



This instrument was prepared by **Paul F. O'Keefe, O'Keefe & Carr, P.C., One East Wacker Dr., Suite 2520, Chicago, IL 60601**

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**SEND SUBSEQUENT TAX BILLS TO:**

**MAIL DEED TO:**

{ Anthony Mastracci }

{ Paul F. O'Keefe }

{ 1225 W. Grenshaw St. }

{ One E. Wacker Dr., Ste 2520 }

{ Chicago, Illinois 60607 }

{ Chicago, Illinois 60601 }

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

LOT 2 IN RESUBDIVISION OF PART OF PLAT 1 ROOSEVELT SQUARE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 29 AND 30 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEYS SUBDIVISION, PART OF MACALASTER'S SUBDIVISION AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS.

This deed is subject to the following permitted exceptions:

- (1) Current, non-delinquent real estate taxes and real estate taxes for subsequent years;
- (2) Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (3) The Declaration, including all amendments and exhibits thereto;
- (4) Public, private and utility easements, including without limitation any easements established by, or implied from, the Declaration and any amendments thereto;
- (5) Covenants, conditions, and restrictions of record;
- (6) Applicable zoning and building laws, ordinances and restrictions;
- (7) Encroachments, if any, which do not materially, adversely impair the use and enjoyment of the townhome unit as a residence;
- (8) Installments due after the date of the Closing for assessments established pursuant to the Declaration;
- (9) Matters over which the Title Company is willing to insure;
- (10) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (11) Grantee's mortgage, if any.

Property Address: <sup>1225</sup>~~4243~~ West Grenshaw, Chicago, Illinois 60607  
 Permanent Index Number(s):

COOK County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

### GRANTOR

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 10/2/14  Signature: Anthony Muspi  
Grantor or Agent

Dated 10/2/14  Signature: Cham Mastace  
Grantor or Agent



Subscribed and sworn to before me by the said Grantor(s)  
This 2<sup>nd</sup> day of October,  
2014.

Paul F. O'Keefe  
NOTARY PUBLIC Paul F. O'Keefe



### GRANTEE

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 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 10/2/14  Signature: Anthony Muspi  
Grantee or Agent

Date 10/2/14  Signature: Cham Mastace  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee(s)  
This 2nd day of October,  
2014.

Paul F. O'Keefe  
NOTARY PUBLIC Paul F. O'Keefe



(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)

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)