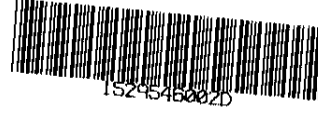


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Doc#: 1529546002 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/22/2015 09:30 AM Pg: 1 of 5

## QUIT CLAIM DEED IN TRUST

Property of Cook County, Illinois

THIS INDENTURE WITNESSETH, that the Grantor, **GARY DIZANNI**, an unmarried man, of the City of Oak Forest, County of Cook and State of Illinois, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto Grantees, **GARY DIZANNI and ALDO N. DIZANNI, not individually but as co-trustees of the GARY DIZANNI TRUST dated September 22, 2015**, of 6810 Ridge Point Drive, Unit 3A, City of Oak Forest, County of Cook and State of Illinois, 60452, the following described Real Estate in the County of Cook and State of Illinois, to wit:

UNIT 1-3A AND GARAGE UNIT 1-3A IN RIDGE POINT CONDOMINIUMS AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN MURDEN MEADOWS, BEING A SUBDIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE 89 DEGREES 32 FEET 36 INCHES WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 192.00 FEET; THENCE NORTH 0 DEGREES 32 FEET 04 INCHES EAST 148.34 FEET; THENCE SOUTH 89 DEGREES 30 FEET 53 INCHES EAST 5.25 FEET; THENCE NORTH 0 DEGREES 24 FEET 29 INCHES EAST 32.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 THAT IS 185.14 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 32 FEET 36 INCHES EAST, ALONG THE NORTH LINE OF SAID LOT 1, 185.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 00 FEET AND 00 INCHES EAST, ALONG THE EAST LINE OF SAID LOT 1, 180.34 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98-725017 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

S \_\_\_\_\_  
P \_\_\_\_\_  
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SC \_\_\_\_\_  
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NT \_\_\_\_\_

# UNOFFICIAL COPY

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

*SUBJECT TO:* Covenants, conditions and restrictions of record, general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2014.

PERMANENT TAX NUMBER: 28-18-101-044-1009

Address of Real Estate: 6810 Ridge Point Drive, Unit 3A, Oak Forest, IL 60452

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 is hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 trustees, 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 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.

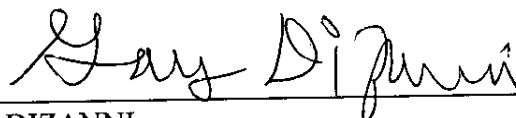
In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent, money borrowed or advanced 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 trustees, 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 trustees 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 trustees 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 or their predecessor in trust.

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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 grantor hereby expressly waives and releases 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 grantor aforesaid has hereunto set his hand and seal this 22nd day of September, 2015.



GARY DIZANNI

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Rachel Valenzuela, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GARY DIZANNI, 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 he signed, sealed and delivered the said instrument as his 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 22nd day of September, 2015.



Rachel Valenzuela  
Notary Public

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

DATE: September 22, 2015

Gary DiZanni  
Signature of Buyer, Seller or Representative

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**Prepared By** George L. Schoenbeck  
Sosin & Arnold, Ltd.  
9501 W. 144<sup>th</sup> Place, Suite 205  
Orland Park, IL 60462

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**Mail To:**  
George L. Schoenbeck  
Sosin & Arnold, Ltd.  
9501 W. 144<sup>th</sup> Place, Suite 205  
Orland Park, IL 60462

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**Name & Address of Taxpayer:**  
Gary DiZanni  
6810 Ridge Point Drive, Unit 3A  
Oak Forest, IL 60452

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

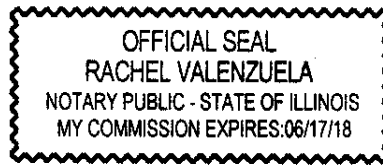
The grantor or its agents affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real 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: September 22, 2015

SIGNATURE: *Hay D'Zuni*  
GRANTOR OR AGENT

Subscribed and Sworn to before me this  
22nd day of September, 2015

*Rachel Valenzuela*  
NOTARY PUBLIC



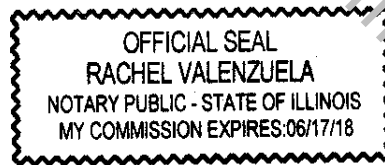
The grantee or its agents affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real 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: September 22, 2015

SIGNATURE: *Hay D'Zuni*  
GRANTEE OR AGENT

Subscribed and Sworn to before me this  
22nd day of September, 2015

*Rachel Valenzuela*  
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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)