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Doc#: 1601250145 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/12/2016 10:33 AM Pg: 1 of 4

WARRANTY DEED IN TRUST Living Trust

THE GRANTOR, **ANNA ROSE IZZO**, a single woman of 532 N. Ogden Avenue, Chicago, Illinois 60642, 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, CONVEYS and WARRANTS to the **ANNA ROSE IZZO REVOCABLE TRUST dated June 5, 1992, ANNA ROSE IZZO, Trustee** of 532 N. Ogden Avenue, Chicago, Illinois 60642, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL EXHIBIT A

Address of Real Estate: 1620 S. Euclid Avenue, Berwyn, Illinois 60402
PIN: 16-19-400-023-0000

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.
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 ANNA ROSE IZZO, the Trustee herein named, to act, or upon her removal from **THE ANNA ROSE IZZO REVOCABLE TRUST dated June 5, 1992**, then the Successor Trustee named in the Trust is 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.

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The Grantors 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 19 day of August, 2015

Anna Rose Izzo
ANNA ROSE IZZO

STATE OF ILLINOIS COUNTY OF COOK ss.

I, Robert F. Blyth, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, ANNA ROSE IZZO 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 she signed, sealed and delivered the said instrument as her 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 19 day of August, 2015

Commission expires Robert F. Blyth, 2015

Robert F. Blyth (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SECTION 5-51-7, of the REAL ESTATE TRANSFER TAX LAW

DATE: August 19, 2015

Robert F. Blyth attorney
Signature of Buyer, Seller or Representative

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH d OF THE BERWYN-CITY CODE SEC. 889.06 AS A REAL ESTATE TRANSACTION. DATE 10-16-15 TELLER JR

Prepared by and Mail To:

Robert F. Blyth, JD
Law Offices of Robert F. Blyth
3808 N. Central Avenue
Chicago, IL 60634

Name and Address of Taxpayer:

Cherisse Manschot
c/o Anna Rose Izzo
2038 N. Summit Street
Wheaton, Illinois 60187

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STATEMENT BY GRANTOR AND GRANTEE

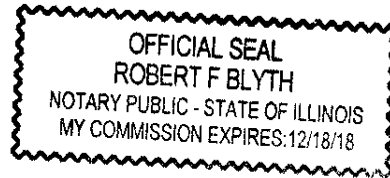
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 8-19-2015

Signature: Anna Rose Izzo
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19 DAY OF August
20 15

Robert F. Blyth
Notary Public



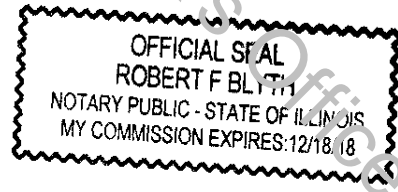
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: 8-19-2015

Signature: Anna Rose Izzo
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19 DAY OF August
20 15

Robert F. Blyth
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.

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LEGAL DESCRIPTION

LOTS 16 AND 17 IN BLOCK 8 IN JOHN CUDAHY'S THIRD ADDITION TO CHICAGO, BEING A RESUBDIVISION OF BLOCKS 28 TO 33, BOTH INCLUSIVE, IN HAWTHORNE SUBDIVISION OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTH $\frac{1}{2}$ OF THE NORTH EAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property: 1620 S. Euclid Avenue, Berwyn, Illinois 60402

PIN: 16-19-400-023-0000

Property of Cook County Clerk's Office