

DEED IN TRUST

RECORDER'S USE ONLY



Doc#: 1602149098 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/21/2016 10:43 AM Pg: 1 of 4

GRANTORS, ANTHONY MASSARO for and inconsideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, CONVEY and WARRANT unto GRANTEE, ANTHONY MASSARO as Trustee of the ANTHONY MASSARO TRUST, dated March 16, 2012, 1609 N. 22nd Avenue, Melrose Park, Illinois 60160-1925, and to all and every successor or successors in trust under the declaration of trust, the following described real estate in COOK COUNTY, State of Illinois:

LEGAL DESCRIPTION: LOT 23 IN BLOCK 12 IN GOSS, JUDD AND SHERMANS WEST DIVISION STREET HOME ADDITION BEING A SUBDIVISION OF THE NORTH WEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THRID PRINCIPAL MERIDIAN (EXCEPT THE NORTH 63 ACRES) IN COOK COUNTY, ILLINOIS.

P.I.N.: 15-03-119-014-0000 COMMONLY KNOWN AS: 1609 N. 22ND AVE., MELROSE PARK, ILLINOIS 60160

to have and to hold the foregoing real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in the foregoing Trust Agreement set forth.

Full power and authority is hereby granted to said trustee 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 re-subdivide said property as often as desired, to contract to sell, to grant options to purchase to sell or 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 present 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 upon any terms and for any period or periods of time and to amend, change or modify leases and their 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 hereof, for other real or personal property, to grant easement 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 hereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application 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 privileges 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

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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, her 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 nay 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 word, "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

Grantor hereunder hereby expressly releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PREPARED BY AND RETURN TO:

Brian M. Ozog
568 Versailles Dr.
Bartlett, Illinois 60103

ADDRESS OF PROPERTY:

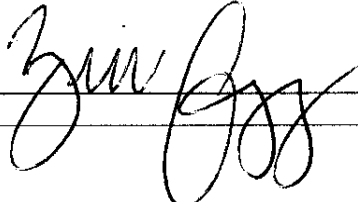
1609 N. 22nd Ave.
Melrose Park, Illinois 60160

SEND SUBSEQUENT BILLS TO:

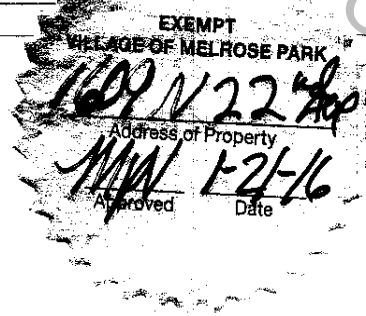
Anthony Massaro
1609 N. 22nd Ave.
Melrose Park, Illinois 60160

REAL ESTATE TRANSFER EXEMPTION DECLARATION:

THE TRANSFER OF THIS PROPERTY IS EXEMPT UNDER THE REAL ESTATE TRANSFER ACT, SEC. 4, PARA. E.

By: 

Dated: 1/19/16



[SIGNATURE PAGES TO FOLLOW REMAINDER OF PAGE LEFT BLANK]

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Dated:

1-19-16

Anthony Massaro
ANTHONY MASSARO

State of Illinois)
)
County of _____)

I, the undersigned, a Notary Public in the county and state aforesaid, DO HEREBY CERTIFY that ANTHONY MASSARO personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person this day and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 19TH day of January, 2016

My Commission Expires:

7/2/16

Brian M Ozog
NOTARY PUBLIC



SEAL

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms and verifies that, to the best of his/her 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 to 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: 1-17-16

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me this
19th day of Jan, 2016



[Handwritten Signature]
Notary Public

The grantee or his/her agent affirms and verifies that, to the best of his/her 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 to 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: 1-14-16

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me this
19th day of January, 2016

[Handwritten Signature]
Notary Public

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF THE GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND A CLASS A MISDEMEANOR FOR THE SUBSEQUENT OFFENSES.

DONE AT CUSTOMER'S REQUEST