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DEED IN TRUST /

RETURN TO: /

Lifka & Lifka, P.C. /

1551 Warren Ave. /

Downers Grove, IL 60515 /

/

Doc#: 1605055006 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/19/2016 11:37 AM Pg: 1 of 4

THE GRANTOR, Nancy M. Rizzuto, an unmarried woman, of the Village of Burr Ridge, Cook County, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS unto Nancy M. Rizzuto, as Trustee of the Nancy M. Rizzuto Trust dated January 28, 2016, and to all and every successor or successors in trust, the following described real estate in Cook County, Illinois:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Grantee's Address: 801 Village Center Dr., Unit 303, Burr Ridge, IL 60527

Address of real estate: 801 Village Center Dr., Unit 303, Burr Ridge, IL 60527

Permanent Index Number: 18-30-300-057-1011

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect and subdivide the 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; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with 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 the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire in the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of

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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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to 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 the real estate, and such interest is declared personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds thereof.

The 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.

The grantor has signed this deed on January 28, 2016.

Nancy M. Rizzuto
Nancy M. Rizzuto

State of Illinois)
) ss
County of DuPage)

I, Daniel E. Lifka, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nancy M. Rizzuto, 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 28th day of January, 2016.



Daniel E. Lifka
Notary Public

Send future tax bills to:
Nancy M. Rizzuto
801 Village Center Dr., Unit 303
Burr Ridge, IL 60527

Exempt under provisions of Paragraph E
Section 31-45, Property Tax Code
1/28/2016
Date *Nancy M. Rizzuto*
Buyer, Seller or Representative

Prepared by: Daniel E. Lifka
1551 Warren Ave.
Downers Grove, Illinois 60515

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EXHIBIT A Legal Description

PARCEL 1:

UNIT 303 IN 801 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 5B-2 IN THE FINAL PLAT OF BURR RIDGE VILLAGE CENTER RESUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2008 AS DOCUMENT 0833803064, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-126 AND P-128, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE 801 VILLAGE CENTER CONDOMINIUM RECORDED AS DOCUMENT 0833803064.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES S-72, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE 801 VILLAGE CENTER CONDOMINIUM RECORDED AS DOCUMENT 0833803064.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PARKING, UTILITIES INCLUDING STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, INCLUDING VERTICAL ~~UTILITIES~~ FOR STRUCTURAL SUPPORT AND ENCROACHMENTS, AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BURR RIDGE VILLAGE CENTER DATED AUGUST 28, 2006 AND RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129 AS AMENDED AND RESTATED BY DECLARATION RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0732403124 OVER THE COMMON AREAS AS DEFINED THEREIN.

P.I.N. 18-30-300-057-1011

COMMONLY KNOWN AS:

801 VILLAGE CENTER DRIVE,
UNIT 303, P-126 & P-128 & S-72
BURR RIDGE, ILLINOIS 60527

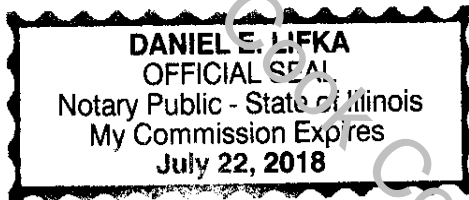
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STATEMENT BY GRANTOR AND GRANTEE

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 January 28, 2016 Signature: Nancy M. Rizzuto
Grantor or Agent

Subscribed and sworn to before me by the said Nancy M. Rizzuto this
28th day of January, 2016

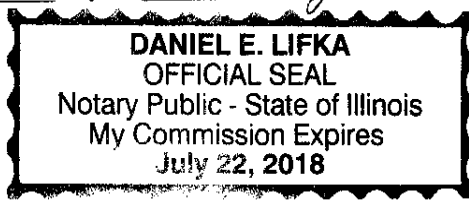


[Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Dated January 28, 2016 Signature: Nancy M. Rizzuto
Grantee or Agent

Subscribed and sworn to before me by the said Nancy M. Rizzuto this
28th day of January, 2016



[Signature]
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 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.)