



Doc# 1630522189 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2016 03:42 PM PG: 1 OF 4

THE GRANTOR(S), MARCO DEBENEDICTIS, A Divorced Man, Not Since Remarried, as Trustee of the Marco L. DeBenedictis Self Declaration of Trust dated December 3, 2013 of Chicago, Illinois, in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants to THE GRANTEE(S), MARCO DEBENEDICTIS, not Individually, but as Trustee of The T & C TRUST dated October 11, 2016, 2016, of 5642 North Osage, Chicago, IL

Property Legally Described as:

LOT 2 IN BLOCK 5 IN VOLK BROTHERS IRVING PARK BOULEVARD SUBDIVISION, A SUBDIVISION IN THE NORTHEAST FRACTIONAL ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, LYING NORTH OF THE INDIAN BOUNDARY LINE (EXCEPT THE WEST 10 FEET THEREOF) AND ALSO THE RIGHT OF WAY OF CHICAGO TERMINAL RAILROAD, ACCORDING TO THE PLAT RECORDED OCTOBER 16, 1922 AS DOCUMENT NUMBER 7681262 IN COOK COUNTY, ILLINOIS

Property commonly known as: **7437 W. IRVING PARK ROAD, CHICAGO, IL 60634**

Permanent Index Number: **12-24-202-008-0010**

Subject to covenants, conditions, easements, restrictions of record and general real estate taxes for the year 2015 and subsequent years.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following reasons:

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 compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instruments 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 instrument is executed by a

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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 is then appointed as Successor Trustee herein with the 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.

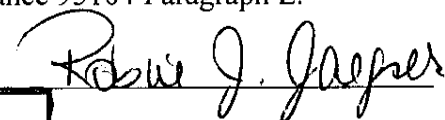
The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution otherwise.

DATED this 11 day of Oct., 2016.

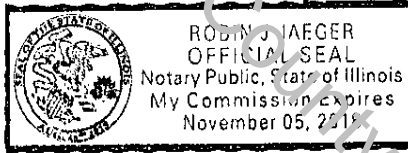
Exempt under Real Estate Transfer Act
Sec. 4 Paragraph E and Cook County
Ordinance 95104 Paragraph E.


MARCO DEBENEDICTIS

(SEAL)

By: 

STATE of ILLINOIS,
County of Cook ss.






I, the undersigned, a Notary Public in and said County, in the State aforesaid, DO HEREBY CERTIFY that MARCO DEBENEDICTIS, personally known to me to be the same person(s) whose names 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.

Given under my hand and official seal, this 11 day of Oct., 2016.

Commission expires NOV - 5, 2018



REAL ESTATE TRANSFER TAX		01-Nov-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

REAL ESTATE TRANSFER TAX		01-Nov-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-24-202-008-0000 | 20161001672525 | 0-778-157-888

12-24-202-008-0000 | 20161001672525 | 0-353-091-392

* Total does not include any applicable penalty or interest due.

Send Subsequent Tax Bills To:

T&C Trust
5642 N. Osage, Chicago, IL 60631

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LOT 2 IN BLOCK 3 IN VOLK BROTHERS IRIVNG PARK BOULEVARD SUBDIVISION, A SUBDIVISION IN THE NORTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, LYING NORTH OF THE INDIAN BOUNDARY LINE (EXCEPT THE WEST 10 FEET THEREOF) AND ALSO THE RIGHT OF WAY OF CHICAGO TERMINAL RAILROAD, ACCORDING TO THE PLAT RECORDED OCTOBER 16, 1922 AS DOCUMENT NUMBER 7681262 IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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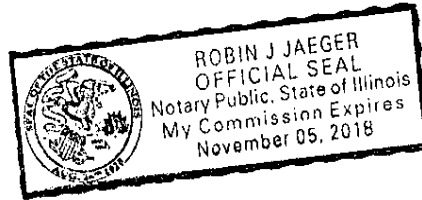
STATEMENT OF GRANTOR AND GRANTEE

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, 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: 10/10/16 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before
me this 11 day of Oct., 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: 10/11/16 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before
me this 11 day of Oct., 2016.

[Signature]
Notary Public

