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WARRANTY DEED IN TRUST

(Illinois)

PREPARED BY AND MAIL TO:

Mr. John W. Perozzi Law Offices of John W. Perozzi, P.C. 11270 Patrick Court Frankfort, IL 60423-8188 *1704647037D*

Doc# 1704647037 Fee \$42.00

RHSP FEE:S9.00 RPRF FEE: \$1.00

AFFIDAULT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 11:07 AM

TAXPAYER NAME & ADDRESS:

Mr. and Mrs. Louis A. Mazzone 1816 North 79th Court Elmwood Park, IL 60707

THE GRANTORS, LOUIS M. MAZZONE AND MARY R. MAZZONE, husband and wife, residing at 1816 North 79th Ceurt, Elmwood Park, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIM to

LOUIS M. MAZZONE AND MARY R. MAZZONE AS TRUSTEES UNDER THE LOUIS A. MAZZONE AND MARY R. MAZZONE REVOCABLE LIVING TRUST DATED OCTOBER 17, 2016

(GRANTEE'S ADDRESS)

1816 North 79th Court, 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:

THE NORTH 5 ½ FEET OF LOT 22 AND ALL OF LOT 23 AND THE SOUTH 15 ½ FEET OF LOT 24 IN BLOCK 4 IN MILLS AND SONS 3RD ADDITION TO GREEN FIELDS BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ (EXCEPT THE NORTH 174 FEET AND THE SOUTH 191 FEET THEREOF) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-36-301-111-0000

Property Address: 1927 N. 78th Avenue, Elmwood Park, II 60707 Exempt under the provisions of Paragraph e, Section 4/31-45, of the Illine's Real

By Our 11- Mayron

Date: January 21, 2017

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 Trustee to improve, manage, protect and subdivide said premises or

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 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 successor 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 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

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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 future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements of 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 here after.

In no case shall any party dealing with such 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 said Trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 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 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 incenture 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 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 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 here and 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.

If the title to any of the above lands is now or her after registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memoria, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor hereby expressly waives and releases an, and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead. from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors have here are set their hands and seals this 21st day of January, 2017.

STATE OF ILLINOIS

} }ss

County of COOK

1, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERLEY, TAAT Louis M. Mazzone and Mary R. Mazzone, husband and wife, are personally known to me to be the same persons whose rames are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, ealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the elease and waiver of the right of homestead.

Given under my hand and notarial seal,

huary 21, 2017.

commission expires on February 6, 2020.

NAME AND ADDRESS OF PREPARER: LAW OFFICES OF JOHN W. PEROZZI, P.C. JOHN W. PEROZZI 11270 Patrick Court

Frankfort, Illinois 60423-8188

OFFICIAL SEAL NOTARY PUBLIC - STATE OF ILLINOIS



Village of

Village of Elmwood Park

Transfer Stamp

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: SIGNATURE: LOUIS MARTER BORNE GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn we before me, Name of Notary Public:

By the said (Name of Grantor): DUES M. MAZZUNE

On this date of:

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL J**ohn W** Perozzi NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/06/20

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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:	2	, 20	17

SIGNATURE:)

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEF any return.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee):

NOTARY SIGNATURE:

On this date of:

AFFIX NOTARY STAMP PELOW

OFFICIAL SEAL John w Perozzi **NOTARY PUBLIC - STATE OF ILLINOIS** MY COMMISSION EXPIRES:02/06/20

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)