

UNOFFICIAL COPY

Deed In Trust (ILLINOIS)

Property address:
7731 Neva Ave. Niles, IL 60714

PREPARED BY AND MAIL TO:
Santo Terenzio
Attorney at Law
19 Don Carlos Drive
Hanover Park, IL 60133

TAX BILL TO:
JOSEPH AND MARIA BUSCEMI
7731 Neva Ave.
Niles, IL 60714



Doc# 1725455057 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2017 02:00 PM PG: 1 OF 3


Above Space for Recorder's Use Only

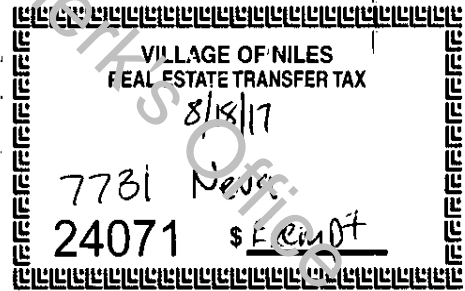
THE GRANTOR(s) JOSEPH BUSCEMI AND MARIA BUSCEMI, Husband and Wife, of 7731 Neva Ave. Niles, IL 60714, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY(s) GRANT(s) and WARRANT(s) unto: JOSEPH BUSCEMI AND MARIA BUSCEMI, not individually, but as Co-Trustees of JOSEPH BUSCEMI FAMILY TRUST UAD 8-10-17** (date) each being the Grantors and Primary Beneficiaries of this Trust, and also husband and wife, whose principal residence is the subject property, not as joint tenants or tenants in common, but as **Tenants by the Entirety**, the following described real estate in the County of Cook and pursuant to Illinois statute: 765 ILCS 1005/1c, the interests of each Trustee as Husband and Wife are to continue to be held as tenants by the entirety, this property being the homestead of Trustees, **all under the provisions of said trust agreement and unto all and every successor or successors in trust under said trust agreements, the following described real estate situate, lying and being in the County of Cook and State of ILLINOIS, to Wit:**

LOT 4 IN BLOCK ONE (1) IN HARLEM HOWARD WAUKEGAN SUBDIVISION, BEING A SUBDIVISION OF LOTS 8,9,10,11 AND 12 IN CIRCUIT COURT PARTITION OF THE SOUTH HALF (1/2) OF THE NORTH EAST QUARTER (1/4), THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) AND THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART LYING WEST OF THE EAST LINE OF ROAD OF THE NORTHWEST QUARTER (1/4) OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE LOT 8 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE EAST LINE OF AFORESAID LOT 8, 84.25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8; RUNNING THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 133 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE EAST LINE OF SAID LOT 8, A DISTANCE OF 50.06 FEET TO THE PLACE OF BEGINNING, ACCORDING TO PLAT REGISTERED AS DOCUMENT NUMBER 1406623.

COMMONLY KNOWN AS: 7731 Neva Ave. Niles, IL 60714 PIN: 10-30-106-072-0000

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 4, REAL ESTATE TRANSFER ACT.

 8-10-17
BUYER, SELLER OR REPRESENTATIVE



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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, 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 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 praesenti or in 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 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 said

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In no case shall any party dealing with said 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 obliged to see to the application of 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 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 Indenture 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 earning 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 any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on this 10th DAY OF August, 2017.


 (SEAL) JOSEPH BUSCEMI

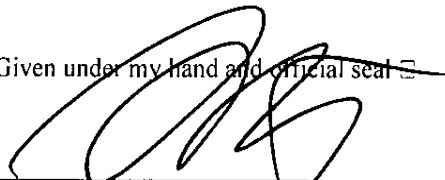

 (SEAL) MARIA BUSCEMI

State of Illinois, County of Cook ss. I, Santo Terenzio, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH BUSCEMI MARIA BUSCEMI personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal)
 (My Commission Expires)

Given under my hand and official seal



Notary Public

This instrument was prepared by:
 SANTO TEREZIO
 ATTY AT LAW
 19 Don Carlos Drive
 Hanover Park, IL 60133

Send subsequent tax bills to:
 JOSEPH BUSCEMI
 7731 Neva Ave. Niles,
 IL 60714

Recorder-mail recorded document to:
 SANTO TEREZIO
 ATTY AT LAW
 19 Don Carlos Drive
 Hanover Park, IL 60133


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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.

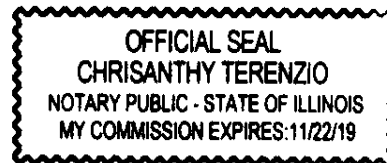
Dated 9-7, 2017

Signature: _____



Grantor or Agent

Subscribed and sworn to before me
By the said Grantor/Agent
This 7th day of September, 2017
Notary Public Chrisanthy Terenzio



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.

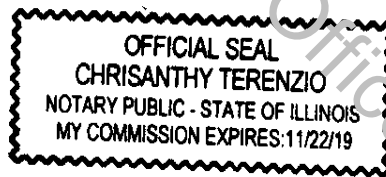
Date 9-7, 2017

Signature: _____



Grantee or Agent

Subscribed and sworn to before me
By the said Grantee/Agent
This 7th day of September, 2017
Notary Public Chrisanthy Terenzio



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 of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)