

UNOFFICIAL COPY



1732115172D

DEED IN TRUST

(ILLINOIS)

THE GRANTORS, DANIEL J. RONCHETTI and MARIO L. RONCHETTI, of the County of COOK and State of Illinois, for and in consideration of Ten and No Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto:

Doc# 1732115172 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/17/2017 02:23 PM PG: 1 OF 6

“Mario Ronchetti and Daniel Ronchetti, Trustees, or their successors in interest, of the Daniel Ronchetti Living Trust dated July 13, 2017, and any amendments thereto,” the following described real estate in the County of COOK and State of Illinois, to-wit:

SEE ATTACHED EXHIBIT A.

Permanent Real Estate Index Number(s): 14-05-211 021-1040

Address of Real Estate: 6101 N. Sheridan Road East, Unit 12D, Chicago, IL 60660

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, 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 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

CLB

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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 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 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, 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 hereunder 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 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 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 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. In Witness Whereof, the grantor aforesaid has set her hand and seal on this 20th day of July 2017.

 (SEAL)
DANIEL J. RONCHETTI

 (SEAL)
MARIO L. RONCHETTI

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State of Illinois

County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL J. RONCHETTI and MARIO L. RONCHETTI, 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 they signed, sealed and delivered the said instruments 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 on this 20TH DAY OF JULY 2017.

Commission expires: 1/13/20

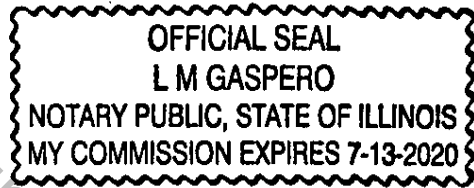
NOTARY PUBLIC

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph e, Section 4 of the Real Estate Transfer Act.

Date: 7/13/17

Signature: [Handwritten Signature]



ACCEPTANCE BY TRUSTEE:

We, DANIEL RONCHETTI and MARIO RONCHETTI, Trustees, or their successors in interest, of The Daniel Ronchetti Living Trust dated July 13, 2017 and any amendments thereto hereby accept this conveyance of said real estate into The Daniel Ronchetti Living Trust dated July 13, 2017.

[Handwritten Signature: Daniel Ronchetti]

Daniel Ronchetti, Trustee

REAL ESTATE TRANSFER TAX		17-Nov-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-05-211-021-1040 | 20171101650432 | 1-748-027-424

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

[Handwritten Signature: Mario Ronchetti]

Mario Ronchetti, Trustee

REAL ESTATE TRANSFER TAX		17-Nov-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-05-211-021-1040 | 20171101650432 | 0-515-581-984

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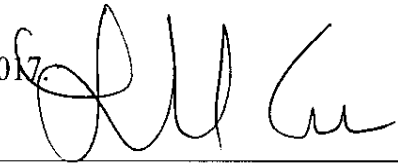
State of Illinois

County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL RONCHETTI and MARIO RONCHETTI Co-Trustees of The Daniel Ronchetti Living Trust dated July 13, 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 they signed, sealed and delivered the said instruments 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 on this 20th day of July 2017

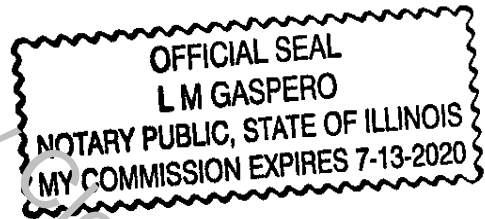
Commission expires: 07/13/20



NOTARY PUBLIC

PREPARED BY/MAIL TO:

Lisa M. Gaspero
Gaspero & Gaspero
Attorneys at Law, P.C.
2001 Butterfield Rd., Suite 1022
Downers Grove, IL 60515



SEND SUBSEQUENT TAX BILLS TO:

The Daniel Ronchetti Living Trust

dated July 13, 2017
6101 N. Sheridan Rd. East
~~730 W. Addison St.~~ Unit 12D
Chicago, IL ~~60641~~ 60660

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Legal Description

Unit No. 12D in the East Point Condominium as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That part of Lots 12, 13, 14 and 15 lying East of a line which is 169.0 feet East of and parallel with the West line of said Lots 12, 13, 14 and 15 as is bounded on the North by the North line of said Lot 12 extended East, and on the East by the Westerly line of Lincoln Park as is shown and delineated in Document 10938695, all in Block 9 in Cochran's Second Addition to Edgewater, in the East 1/2 of Fractional Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 22473, recorded in the Office of Recorder of Cook County, Illinois, as Document 20350217; together with an undivided .593 percent interest in said Parcel (excepting from said Parcel, its property and space comprising all the units thereof as defined and set forth in said Declaration and survey)

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 9 | 22 | 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

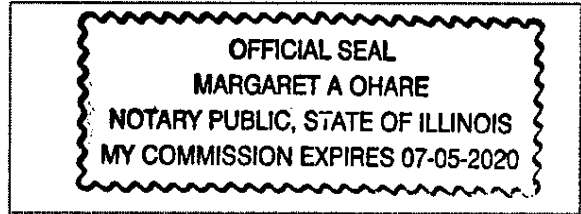
Subscribed and sworn to before me, Name of Notary Public: Margaret A. O'Hare

By the said (Name of Grantor): Kathleen Finer

On this date of: 9 | 22 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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

DATED: 9 | 22 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

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

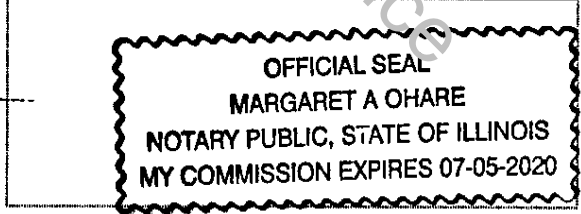
Subscribed and sworn to before me, Name of Notary Public: Margaret A. O'Hare

By the said (Name of Grantee): Kathleen Finer

On this date of: 9 | 22 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**