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Doc# 1806613059 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00 KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DAIE: 03/07/2018 02:44 PM PG: 1 OF 4

\_\_\_\_\_(Space Above This Line For Recording Data)\_\_\_\_\_\_

#### **DEED IN TRUST**

THE GRANTOR, Armand Paoletti and Rosylnn Paoletti, husband and wife, of the City of Schiller Park, County of Cock, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEY AND WARRANT AS TENANTS IN COMMON and not as joint tenants with right of survivorship:

An undivided one-half (1/2) interest to the then acting Trustee under the Armand Paoletti Revocable Trust dated December 10, 2012, of 4123 Judd Avenue, Schiller Park, Illinois; and

An undivided one-half (1/2) interest to the then acting Trustee under the Geraldine Sargent Revocable Trust dated December 10, 2012, of 4123, Judd Avenue, Schiller Park, Illinois,

(hereinafter referred to as "said Trustee", regardless of the number of trustees), referred to all and every successor or successors in trust agreements, the following described real estate in Cook County, Illinois:

LOT 2 IN SANDRO'S RESUBDIVISION OF LOT 23 AND 24 IN BLOCK 1 IN VOLK BROTHERS HOME ADDITION TO SCHILLER PARK, BEING A SUPPLIVISION OF LOTS 1 TO 11 INCLUSIVE, IN WEHRMAN'S ADDITION TO KOLZE BEING A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF IRVING PARK BOULEVARD (EXCEPT THE SOUTH 417.42 FEET OF THE EAST 660.25 FEET THEREOF), ACCORDING TO PLAT OF SAID SANDRO'S RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 2, 1969 AS DOCUMENT 2469847, ALL IN COOK COUNTY, ILLINOIS

Address of real estate: 4123 Judd Avenue, Schiller Park, Illinois 60176

Real estate index number: 12-16-311-057

\*\*DEED PREPARED AT CLIENTS' DIRECTION WITHOUT EXAMINATION OF TITLE

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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 re-subdivide 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 to 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 the truster 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 into 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 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 every 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 to be 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.

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If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

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 homestead from sale on execution or otherwise.

The grantors have signed this deed on this $5$ day of February, 2018.
And Scoll Rodym Facetti
Armand Paoletti Rosylnn Paoletti
STATE OF ILLINOIS ) ss
COUNTY OF DUPAGE )

I am a notary public for the County and State above. I certify Armand Paoletti and Rosylnn Paoletti, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: The // day of February, 2018.

OFFICIAL SEAL VICTORIA EDWARDS NOTARY PUBLIC - STATE OF ILLINOIS

Notary Public

Prepared by

and Mail to: Joseph A. Giralamo

Law Offices of Joseph A. Giralamo, PC

340 W. Butterfield Road, #2D

Elmhurst, IL 60126

Send Subsequent tax bills to:

Armand & Rosylnn Paoletti

4123 Judd Avenue Schiller Park, IL 60176

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF CHAPTER 35, SECTION

305/4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED: <u>2-15-18</u>

Armand Paoletti

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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**

On this date of:

**NOTARY SIGNATURE:** 

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 acc	quire 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	e to real estate under the laws of the State of Illinois.	
DATED: 2   15   20   8	SIGNATURE: 0000 ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	
	GRANTOR of AGENT	
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.		
Subscribed and swom to before me, Name of Notary Public:	VICTORIA EDWARDS	
By the said (Name of Grantor):	AFFIX NOTARY STAMP BELOW	
On this date of: 2   15   20   8	OFFICIAL SEAL VICTORIA EDWARDS	
NOTARY SIGNATURE: TOTAL ON GIVEN AND AND AND AND AND AND AND AND AND AN	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/24/20	
0/		
GRANTEE SECTION		
The <b>GRANTEE</b> or her/his agent affirms and verifies that the name of the <b>GRANTEE</b> 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 poison and authorized to do business or		
acquire and hold title to real estate under the laws of the State of Illinois.  DATED: 2   15  , 20   8 SIGNATURE:		
DATED: 2   15  , 20   8	GRANTEE GRAGENT	
ODANITEE MOTARY SECTION:		
GRANTEE NOTARY SECTION: The below section is to be completed by the	ne NOTARY who witnesses the GR in IEE signature.	
Subscribed and sworn to before me, Name of Notary Public:	MCTOGH HOWIGH	
By the said (Name of Grantee): <u>JOSEDH (TICALAMO</u>	AFFIX NOTARY ST'M 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)

rev. on 10.17.2016

OFFICIAL SEAL VICTORIA EDWARDS

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/24/20