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Doc#: 1829618072 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/23/2018 11:36 AM Pg: 1 of 3

TRUSTEE'S DEED IN TRUST (ILLINOIS)

MAIL TO: *1/1*

Dec ID 20181001602297
ST/CO Stamp 1-444-105-376 ST Tax \$205.00 CO Tax \$102.50

Joseph A. LaZara
Joseph A. LaZara & Associates, P.C.
7246 W. Touhy Avenue
Chicago, IL 60631

NAME & ADDRESS OF TAXPAYER:

Filippo S. Citrano
Giovanna M. Citrano
207 E. School Lane
Prospect Heights, IL 60070

18DL601601897

THIS INDENTURE, made this *9th* day of October, 2018, between JUSTIN J. CROM, as successor trustee under the Crom Family Trust Agreement dated March 19, 2014, grantor, acting as such successor trustee as a result of the death of Russell C. W. Crom on May 18, 2018, and the resignation of Jean C. Crom as co-trustee on June 8, 2018, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, and in pursuance of the power and authority vested in the grantor as said trustee, CONVEYS and WARRANTS unto: FILIPPO S. CITRANO, as trustee of the Filippo S. Citrano Living Trust dated March 24, 2005, as to an undivided one-half interest, and GIOVANNA M. CITRANO, as trustee of the Giovanna M. Citrano Living Trust dated March 24, 2005, as to an undivided one-half interest, as tenants in common, 207 E. School Lane, Prospect Heights, Illinois (hereinafter referred to as "said trustee," regardless of the number of trustees), grantees, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, and State of Illinois, to-wit:

Lot 252 in Brickman Manor First Addition Unit No. 3, being a Subdivision of part of the Southwest 1/4 of Section 26, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 03-26-303-016-0000

Address of Real Estate: 904 E. Barberry Lane, Mount Prospect, IL 60056

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste 2400
Chicago IL 60606-4650
Recording Department

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 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 another trustee or to a successor or successor in trust and to grant to such

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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 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 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 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 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 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 cases 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.



