

UNOFFICIAL COPY



DEED INTO TRUST

**THIS INDENTURE WITNESSETH,
THAT THE GRANTOR(S),**

**GEORGE PETRONI, A WIDOWER,
NOW MARRIED TO
LEONILA VILLACORTA-PETRONI,
of the City of Chicago, Cook
County, Illinois,
for and in consideration of
Ten and no/100 (\$10.00) DOLLARS,
and other valuable consideration in
hand paid,**

Doc# 1902918037 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/29/2019 03:38 PM PG: 1 OF 5

CONVEYS and QUIT CLAIMS to

**GEORGE PETRONI, AS TRUSTEE OF THE GEORGE PETRONI TRUST DATED THE
12TH DAY OF DECEMBER, 2018, AND ANY AMENDMENTS OR RESTATEMENTS
THERE TO, of 4706 N. Leavitt, Chicago, IL 60625,**

GRANTEE(S)

**all interest in the following described Real Estate situated in the County of Cook, in the State
of Illinois, to wit:**

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A")

**THIS IS NOT THE HOMESTEAD PROPERTY OF GEORGE PETRONI
OR LEONILA VILLACORTA-PETRONI**

Permanent Index Number: 14-17-225-034-0000

Address of Real Estate: 4421-25 N. Broadway, Chicago, IL 60640

**TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and
for the uses and purposes herein and in said Trust Agreement set forth.**

**In addition to all of the powers and authority granted to the trustee by the terms of
said Agreement, full power and authority is hereby granted to the trustee to improve,
manage, protect and subdivide said real estate 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 real estate 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 the trustee; to donate, to
dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to
lease said real estate or any part thereof, from time to time, in possession or reversion, by
leases to commence at the present or in the 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**

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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 or title or interest in or about or 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 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 the trustee in relation to said real estate or to whom said real estate 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 said real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of said agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the 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 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 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 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 their predecessors 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.

And said GRANTOR(S) hereby expressly waive and release 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 hereunder set his hand(s) and seal(s) dated this 28th day of December, 2018.


 _____ (SEAL)
 GEORGE PETRONI, A WIDOWER
 NOW MARRIED TO LEONILA
 VILLACORTA-PETRONI

REAL ESTATE TRANSFER TAX		29-Jan-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-17-225-034-0000 | 20190101676542 | 1-796-144-800

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

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 6
 PAR: < & COOK COUNTY ORD. 65704 PAR.
 DATE 12/28/18 SIGN. [Signature]

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EXHIBIT "A"

Legal:

LEGAL DESCRIPTION

ALL OF LOTS 48 AND 49 AND THAT PART OF LOT 50 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF SAID LOT 50 WITH A LINE WHICH IS 0.37 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 43 EXTENDED WESTWARDLY; THENCE WEST ALONG THE SAID PARALLEL LINE 27.95 FEET MORE OR LESS TO A POINT ON A LINE WHICH IS 84.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 43 (IN THIS SUB); THENCE SOUTHWESTERLY 12.92 FEET MORE OR LESS TO A POINT WHICH IS 48.48 FEET NORTHEAST OF THE SOUTHWESTERLY LINE OF LOT 50 AND 3.0 FEET NORTHWEST OF THE SOUTHEASTERLY LINE OF LOT 50; THENCE SOUTHWESTERLY ALONG A LINE WHICH IS 3.0 FEET NORTHWEST OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF LOT 50, 48.48 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 50; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 50, 3.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 50; THENCE NORTHEASTERLY ALONG A LINE BETWEEN LOTS 49 AND 50 TO THE SOUTHEASTERLY CORNER OF SAID LOT 50; THENCE NORHTWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 50, 0.38 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL BELONGING IN V.M. DEERING SURREN DEN SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A 4421-25 N. BROADWAY, CHICAGO, IL 60640

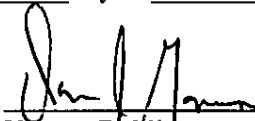
P.I.N. 14-17-225-034

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STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GEORGE PETRONI, A WIDOWER, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

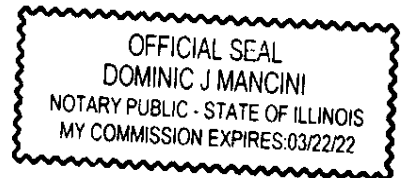
Given under my hand and official seal, dated this 28th day of December, 2018.



Notary Public

This instrument was prepared by:

Dominic J. Mancini
Attorney at Law
133 Fuller Road
Hinsdale, Illinois 60521





MAIL TO:

Dominic J. Mancini
Attorney at Law
133 Fuller Road
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

George Petroni
4706 N. Leavitt Street
Chicago, IL 60625

Deedintotrust.Petroni4421-25NBroadwayChicago (Documents)

REAL ESTATE TRANSFER TAX		29-Jan-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-17-225-034-0000 | 20190101676542 | 1-393-758-624

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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 of Assignment of Beneficial Interest in 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 Dec 31, 2018.

Signature: *Joseph Bandoranta*
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 31 day of December, 2018.

Dominic J Mancini
Notary Public



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.

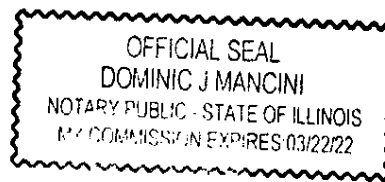
Dated Dec 31, 2018.

Signature: *Joseph Bandoranta*
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 31 day of December, 2018.

Dominic J Mancini
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of 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)