

# UNOFFICIAL COPY



## DEED IN TRUST (ILLINOIS)

Doc# 1929445025 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/21/2019 10:14 AM PG: 1 OF 3

**THE GRANTOR, GIOVANNI RUSSO and AGATA RUSSO**, husband and wife, of the Village of Des Plaines, County of Cook, and State of Illinois, for and in consideration of the sum of Ten (\$10.00) and 00/100 DOLLARS, and other good and valuable consideration, the receipt of which is

hereby acknowledged, hereby CONVEYS and Quit Claims to: Above space for Recorder's Office Only

**THE GRANTEE, FRANCESCO RUSSO, Not Individually, but as Trustee of THE RUSSO SUPERIOR TRUST DATED THE 11<sup>TH</sup> DAY OF OCTOBER, 2019**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

**LOT 26 IN SUB BLOCK TWO (2) IN RUFUS P. PATTISON'S SUBDIVISION OF BLOCK 1 (ONE) IN WRIGHT'S AND WEBSTER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PERMANENT INDEX NUMBER:**  
16-12-207-005-0000

**PROPERTY COMMONLY KNOWN AS:**  
2449 WEST SUPERIOR STREET, CHICAGO, ILLINOIS 60612

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of either of the Trustees herein named, to act, the other, shall act as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 11<sup>th</sup> day of October, 2019.

*Giovanni Russo* (SEAL)  
 GIOVANNI RUSSO, Grantor

*Agata Russo* (SEAL)  
 AGATA RUSSO, Grantor

The foregoing transfer of title/conveyance is hereby accepted by FRANCESCO RUSSO, as trustee of THE RUSSO SUPERIOR TRUST DATED OCTOBER 11, 2019.

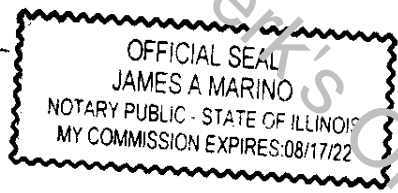
*Francesco Russo* (SEAL)  
 FRANCESCO RUSSO, Trustee

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that GIOVANNI RUSSO, AGATA RUSSO, and FRANCESCO RUSSO personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have signed, sealed and delivered the said 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.

Given under my hand and official seal, this 11<sup>th</sup> day of October, 2019.

Commission expires 08/17 2022

*James A. Marino*  
 NOTARY PUBLIC



This instrument was prepared by: James A. Marino, 5521 N. Cumberland Ave., Suite 1109, Chicago, Illinois 60656

**MAIL TO:**  
 James A. Marino  
 James A. Marino, P.C.  
 5521 N. Cumberland Avenue, Suite 1109  
 Chicago, Illinois 60656

**SEND SUBSEQUENT TAX BILLS TO:**  
 THE RUSSO SUPERIOR TRUST  
 2449 West Superior Street  
 Chicago, Illinois 60612

Exempt Under Provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act

10/11/19  
 Date

*James A. Marino*  
 Representative


REAL ESTATE TRANSFER TAX

16-12-207-005-0000 | 20191001620446 | 1-194-253-920

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

21-Oct-2019

REAL ESTATE TRANSFER TAX 18-Oct-2019

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

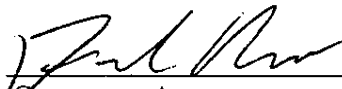
\* Total does not include any applicable penalty or interest due.

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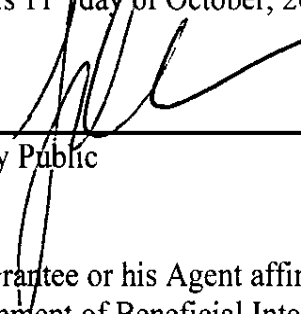
## STATEMENT OF GRANTOR AND GRANTEE

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, 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: October 11, 2019

Signature   
Grantor or Agent

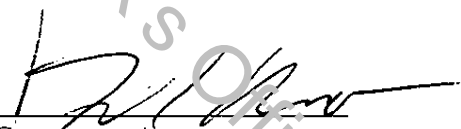
Subscribed and Sworn to before me this 11<sup>th</sup> day of October, 2019.

  
Notary Public

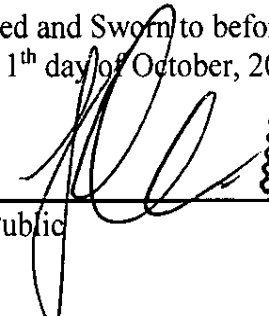


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 11, 2019

Signature   
Grantee or Agent

Subscribed and Sworn to before me this 11<sup>th</sup> day of October, 2019.

  
Notary Public

