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Doc# 2120118110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2021 06:48 AM Pg: 1 of 4

Dec ID 20210401696869

DEED IN TRUST (ILLINOIS)

THE GRANTORS, to LUCIANO GERALDI and JOAN GERALDI, husband and wife, of the Village of Schaumburg, County of Cook and State of Illinois for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby Convey and Quit Claim to **LUCIANO GERALDI and JOAN C. GERALDI, Co-Trustees, under Joint Declaration of Trust of LUCIANO GERALDI and JOAN C. GERALDI, dated February 10, 2005**, the beneficial interest of said Trust being held by **LUCIANO GERALDI and JOAN C. GERALDI, husband and wife**, as Tenants by the Entirety, of 257 Spring Creek Circle, Schaumburg, Illinois 60173, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

UNIT 44-5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE HAVERFORD AT SCHAUMBURG COLONY HOMES CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 89-012751, AS AMENDED FROM TIME TO TIME, LOCATED IN HAVERFORD AT SCHAUMBURG, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Permanent Real Estate Index Number(s): **07-24-209-008-1042**

Addresses of real estate: **257 Spring Creek Circle, Schaumburg, Illinois 60173**

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

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

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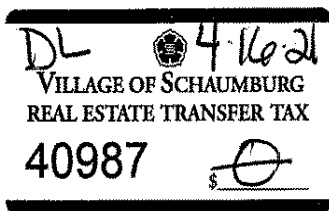
the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution 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.

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 31st day of MARCH, 2021.

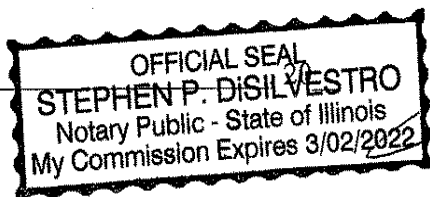
Luciano Beraldi (SEAL)
LUCIANO GERALDI

Joan Beraldi (SEAL)
JOAN GERALDI

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LUCIANO GERALDI and JOAN GERALDI, husband and wife**, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 31st day of MARCH, 2021.

Commission expires



Stephen P. DiSilvestro
NOTARY PUBLIC

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The Grantees, LUCIANO GERALDI and JOAN C. GERALDI, husband and wife, as Co-Trustees, under the provisions of the Joint Declaration of Trust of LUCIANO GERALDI and JOAN C. GERALDI, dated February 10, 2005, hereby acknowledge and accept this conveyance into said trust.

Luciano Geraldini (SEAL)
LUCIANO GERALDI, as Co-Trustee aforesaid

Joan Geraldini (SEAL)
JOAN C. GERALDI, as Co-Trustee aforesaid

This transaction is exempt pursuant to Paragraph (e) of the Real Estate Transfer Act.

Joan Geraldini
Date: 3/31/21.

This instrument was prepared by:
Stephen P. Di Silvestro
5231 N. Harlem Avenue, Chicago, Illinois 60656

MAIL TO:

**STEPHEN P. DI SILVESTRO
5231 N. HARLEM AVENUE
CHICAGO, ILLINOIS 60656**

SEND SUBSEQUENT TAX BILLS TO:

**LUCIANO GERALDI
257 SPRING CREEK CIRCLE
SCHAUMBURG, ILLINOIS 60173**

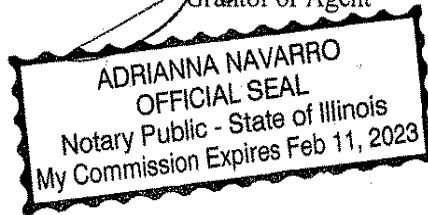
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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 3/31/21
Signature: [Handwritten Signature]
Grantor or Agent

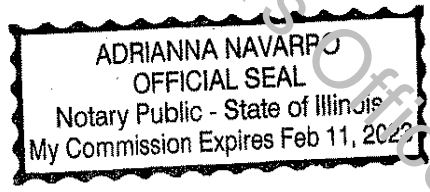
SUBSCRIBED and SWORN to before me by the said Grantor this 31st day of MARCH, 2021
[Handwritten Signature]
Notary Public



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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 3/31/21
Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 31st day of MARCH, 2021
[Handwritten Signature]
Notary Public



Note: 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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)