

# UNOFFICIAL COPY

Doc#: 2134933285 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/15/2021 01:00 PM Pg: 1 of 4

Dec ID 20211201670302

## DEED IN TRUST

### THE GRANTORS (NAME AND ADDRESS)

Fernando Rizzo  
Cynthia Bianchi  
232 S. Oak Park Ave.  
Oak Park, IL 60302

THE GRANTORS, Fernando Rizzo and Cynthia Bianchi, husband and wife, of 232 S. Oak Park Ave., Oak Park, IL 60302, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND QUITCLAIM to Fernando Rizzo and Cynthia Bianchi, as Trustees of the FERNANDO RIZZO AND CYNTHIA BIANCHI FAMILY TRUST, dated December 8, 2021, all rights, titles, interest and claims which the Grantors have in and to the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**LOT FOURTEEN (14) IN BLOCK FOUR (4) IN BLACKSTONE ADDITION TO OAK PARK, IN THE SOUTH EAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 16-07-406-007-0000

Property Address: 232 S. Oak Park Ave., Oak Park, IL 60302

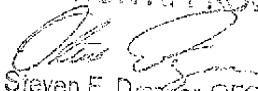
SUBJECT TO: General and special real estate taxes which are not yet due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

The Trustees, as husband and wife, are the primary beneficiaries of the FERNANDO RIZZO AND CYNTHIA BIANCHI FAMILY TRUST and the interests of the husband and wife to this homestead property are to be held as TENANTS BY THE ENTIRETY.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes set forth in this deed and in said trust agreement.

This deed is made to said Trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further

EXEMPTION APPROVED

  
Steven E. Drazner, CFO  
Village of Oak Park

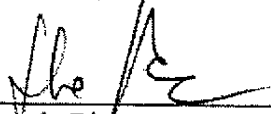
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showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

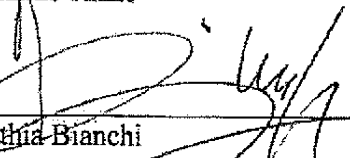
In no case shall any party dealing with said Trustees or Successor Trustees or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustees were duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

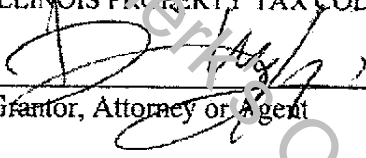
The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to 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.

Dated this 8 day of December, 2021

  
\_\_\_\_\_  
Fernando Rizzo

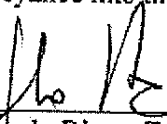
EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH 200, SECTION 31-45(E),  
ILLINOIS PROPERTY TAX CODE.

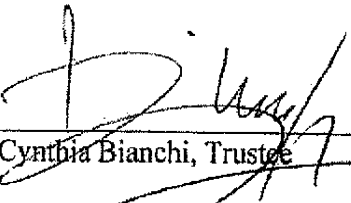
  
\_\_\_\_\_  
Cynthia Bianchi

  
\_\_\_\_\_  
Grantor, Attorney or Agent

### TRUSTEE ACCEPTANCE

The Grantees, Fernando Rizzo and Cynthia Bianchi, as Trustees of the Fernando Rizzo and Cynthia Bianchi Family Trust, dated December 8, 2021, hereby acknowledges and accepts this conveyance into the said trust.

  
\_\_\_\_\_  
Fernando Rizzo, Trustee

  
\_\_\_\_\_  
Cynthia Bianchi, Trustee

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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Fernando Rizzo and Cynthia Bianchi, 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 this instrument as their free and voluntary act.

Given under my hand and notarial seal, this 8<sup>th</sup> day of December, 2021.



*Matthew C. Swenson*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Emerson Law Firm, LLC  
715 Lake Street, Suite 420  
Oak Park, IL 60301

MAIL TO:

Fernando Rizzo  
Cynthia Bianchi, Trustees  
232 S. Oak Park Ave.  
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILLS TO:

Fernando Rizzo  
Cynthia Bianchi, Trustees  
232 S. Oak Park Ave.  
Oak Park, IL 60302

EXEMPTION APPROVED

*Steven E. Drazer*  
\_\_\_\_\_  
Steven E. Drazer, CFO  
Village of Oak Park

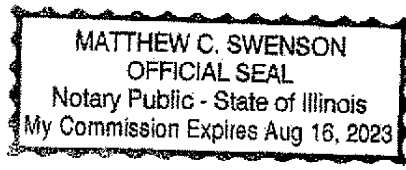
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## STATEMENT BY GRANTOR AND GRANTEE

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 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 8 Dec 2021 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Fernando Rizzo  
This 8<sup>th</sup> day of December, 2021.

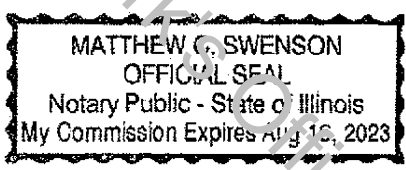


Notary Public [Signature]

The **Grantee** 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, 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 8 Dec 2021 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Fernando Rizzo, trustee  
This 8<sup>th</sup> day of December, 2021.



Notary Public [Signature]

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.

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

EXEMPTION APPROVED

[Signature]  
Steven E. Drazier, CFO  
Village of Oak Park