

UNOFFICIAL COPY

Doc#: 2229925015 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/26/2022 10:32 AM Pg: 1 of 3

WARRANTY DEED IN TRUST

Record & Mail Document to:

Louis V. Pavone
Pavone Law Group, P.C.
255 E. Lake Street, Suite 301
Bloomington, IL 60108

Mail Tax Bill to:

Randall T. Holm and
Carol A. De Maio
536 Stone St.
Des Plaines, IL 60016

Dec ID 20220901654688
ST/CO Stamp 1-096-261-968

The above space for recorder's use only

THIS INDENTURE, WITNESSETH, THAT the Grantor, **CAROL DE MAIO**, married to **RANDALL T. HOLM**, of the City of Des Plaines, County of Cook and the State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto, **RANDALL T. HOLM AND CAROL A. DE MAIO** as co-trustees of a declaration of trust dated and known as the **RANDALL T. HOLM AND CAROL A. DE MAIO LIVING TRUST DATED April 14, 2022** (Grantee's address: 536 Stone, Des Plaines, IL 60016) of which **RANDALL T. HOLM AND CAROL A. DE MAIO**, Husband and Wife, are the primary beneficiaries, this said property shall serve as their homestead and said beneficial interest to be held not as tenants in common nor as joint tenants but as **TENANTS BY THE ENTIRETY** pursuant to 765 ILCS 1005/1C all interest in the following described Real Estate situated in the County of* in the State of Illinois, to wit:

*Cook

LOT TWELVE (12) IN BLOCK TWO (2) IN THE H.M. CORNELL CO'S CUMBERLAND, A SUBDIVISION OF THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF SEEGLER'S ROAD CALLED ELK GROVE ROAD AND A RESUBDIVISION OF LOTS 1 AND 8 IN SEIGER'S SUBDIVISION OF PART OF THE SOUTH HALF (1/2) OF FRACTIONAL SECTION 7, AND PART OF THE NORTH HALF (1/2) OF FRACTIONAL SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, FEBRUARY 29, 1928, AS DOCUMENT NO. 9940985, IN BOOK 255 OF PLATS, PAGE 36 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, FEBRUARY 29, 1928, AS DOCUMENT NO. 394967 AND ACCORDING TO THE SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF RECORDED IN SAID RECORDER'S OFFICE SEPTEMBER 28, 1929, AS DOCUMENT NO. 10492548 AND FILED IN SAID REGISTRAR'S OFFICE SEPTEMBER 16, 1932, AS DOCUMENT NO. 592610.

Pin No: 09-07-402-025

Property Address: 536 Stone, Des Plaines, Illinois 60016

Old Republic National Title

9601 Southwest Highway

Oak Lawn, IL 60453

#A09302022

Exempt deed or instrument
eligible for recordation
without payment of tax.

M. Klein 10/31/22
City of Des Plaines

Exempt under the provisions of Paragraph E,
Section 31-45, Real Estate Transfer Tax Law
Date: April 14, 2022

Carol A. De Maio

1/1

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Subject to covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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 are 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 re-subdivide 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 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 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 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 99 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 land; 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.

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And the said grantor hereby expressly waives 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 hereunto set their hand and seal dated April 14, 2022.

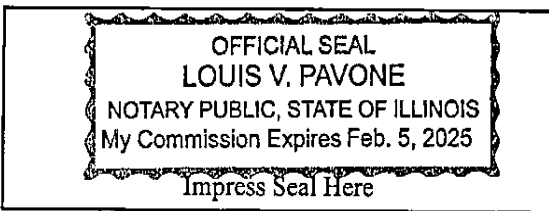
Carol DeMaio
CAROL DE MAIO

Randall T. Holm
RANDALL T. HOLM

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 CAROL DE MAIO 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 signed, sealed and delivered the said instrument as her 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 notarial seal this 14TH DAY OF APRIL, 2022

Louis V. Pavone
Notary Public



REAL ESTATE TRANSFER TAX		15-OCT-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
09-07-402-25-0000 20220901654688 1-096-261-968		

TRUSTEE ACCEPTANCE

The Grantees, RANDALL T. HOLM AND CAROL A. DE MAIO, as Trustees under the provisions of a trust agreement dated April 14, 2022 known as the RANDALL T. HOLM AND CAROL A. DE MAIO LIVING TRUST DATED APRIL 14, 2022 AND ANY AMENDMENTS THERETO, hereby acknowledges and accepts this conveyance into the said trust.

Randall T. Holm
RANDALL T. HOLM, As Trustee as aforesaid

Carol A. DeMaio
CAROL A. DE MAIO, As Trustee as aforesaid

This instrument prepared by Louis V. Pavone, 255 E. Lake Street, Suite 301 Bloomingdale, IL 60108.

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HEREIN. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

PAVONE LAW GROUP, P.C.

By: Louis V. Pavone
Louis V. Pavone, Attorney at Law