



Doc# 2303025000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/30/2023 09:29 AM PG: 1 OF 4

**DEED IN TRUST**

This instrument prepared  
by and mail to:  
Taylor J. Spooner, Attorney  
2000 McDonald Rd., Ste 200  
South Elgin IL 60177

Grantees Address and mail  
Tax Bills to:

**Danita Perrino and Vito**  
**Perrino, Trustees**  
**4148 Judd Ave.**  
**Schiller Park, IL 60176**

**REAL ESTATE TRANSFER TAX**

27-Jan-2023



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

12-16-314-034-0000

| 20230101633306 | 1-852-917-584

THE GRANTORS, Danita Perrino and Vito Perrino, husband and wife, of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant to GRANTEES, Danita Perrino and Vito Perrino, as Trustees under the provisions of a Trust Agreement dated January 10, 2023 and known as the Danita Perrino and Vito Perrino Joint Trust No. 1 Dated January 10, 2023 (hereinafter referred to as "said trustee,") of 4148 Judd Ave., Schiller Park, Cook County, Illinois 60176, of which Danita Perrino and Vito Perrino, husband and wife, are the primary beneficiaries, said beneficial interest to be held as tenancy by the entirety, all interest in the following described real estate:

THE SOUTH HALF (1/2) OF LOT THREE (3) IN BLOCK THREE (3) IN VOLK BROS. HOME ADDITION TO SCHILLER PARK, BEING A SUBDIVISION OF LOTS 1 TO 11 INCLUSIVE IN WEMANN'S ADDITION TO KOLZE, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 16, TOWN 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF IRVING PARK BOULEVARD, (EXCEPT THE SOUTH 417.42 FEET OF THE EAST 660.25 FEET THEREOF.

Permanent Index No.: 12-16-314-034

Commonly known and described as: 4148 N. Judd Ave., Schiller Park, IL 60176

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 of any part thereof; to dedicate parks, streets, highways or alleys; 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 premises or any part thereof to a successor or successors in

Handwritten initials and signature: X, Y, I, Ye

# UNOFFICIAL COPY

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 praesenti or in futuro, 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 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, 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.

And the said Grantors 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.

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IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 10<sup>th</sup> day of January, 2023.

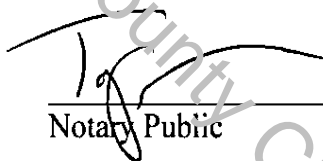
  
\_\_\_\_\_  
Danita Perrino

  
\_\_\_\_\_  
Vito Perrino

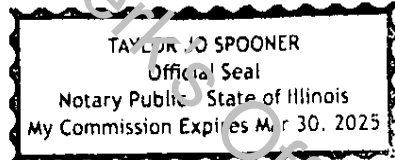
STATE OF ILLINOIS        )  
                                      ) SS.  
COUNTY OF KANE        )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Danita Perrino and Vito Perrino, husband and wife, personally known to me to be the same persons whose name 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.

Given under my hand and official seal, this 10<sup>th</sup> day of January, 2023.

  
\_\_\_\_\_  
Notary Public

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH ( E ), SECTION 31-45 OF  
THE REAL ESTATE TRANSFER TAX LAW.

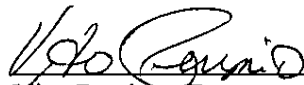


1. 10-23       
\_\_\_\_\_  
Date                                    Representative

### TRUSTEE ACCEPTANCE

Accepted by Trustees this 10<sup>th</sup> day of January, 2023.

  
\_\_\_\_\_  
Danita Perrino, Trustee

  
\_\_\_\_\_  
Vito Perrino, Trustee

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 1 | 23 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

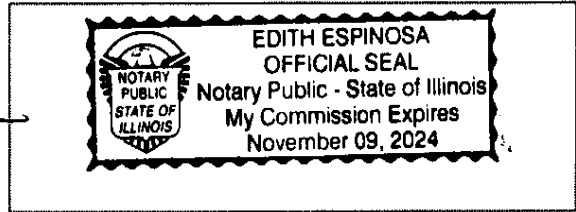
Subscribed and sworn to before me, Name of Notary Public: Edith Espinosa

By the said (Name of Grantor): Danita + Vito Perrino

On this date of: 1 | 23 | 2023

NOTARY SIGNATURE: Edith Espinosa

#### AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 1 | 23 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

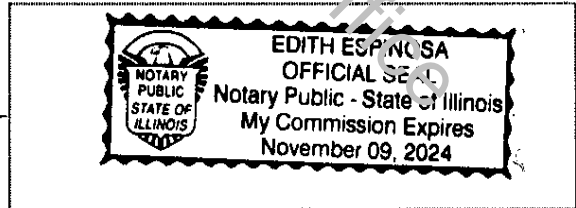
Subscribed and sworn to before me, Name of Notary Public: Edith Espinosa

By the said (Name of Grantee): Danita + Vito Perrino

On this date of: 1 | 23 | 2023

NOTARY SIGNATURE: Edith Espinosa

#### AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)