

UNOFFICIAL COPY

DEED IN TRUST

Doc#: 2304841071 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/17/2023 10:32 AM Pg: 1 of 4

Dec ID 20230201654406

Grantor, NICHOLAS BENCRISUTTO, married to ALICIA L. TRAN, of Arlington Heights, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and quitclaims an undivided one-half (½) interest to NICHOLAS S. BENCRISUTTO and ALICIA L. TRAN, not personally but as Co-Trustees of the NICHOLAS S. BENCRISUTTO Trust dated the 10 day of February, 2023, and convey and quitclaim an undivided one-half (½) interest to ALICIA L. TRAN and NICHOLAS S. BENCRISUTTO, not personally but as Co-Trustees of the ALICIA L. TRAN Trust dated the 10 day of February, 2023, their successor or successors, husband and wife, are the primary beneficiaries of the aforementioned trusts, said beneficial interests of husband and wife to be held as tenants by the entirety, in the following described real estate in Cook County, State of Illinois:

LOT 31 IN BLOCK 3 IN ARLINGTON GREENS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT 1408517.

P.I.N.: 03-20-413-031-0000

Commonly known as: 639 East Clarendon Avenue, Arlington Heights, IL 60004

TO HAVE AND TO HOLD, the said real estate with the appurtenances not as joint tenants nor as tenants in common but as **TENANTS BY THE ENTIRETY** forever, upon the trusts and for the uses and purposes herein and in said trust agreements set forth.

Full power and authority is hereby granted to said Trustees to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 Trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 real estate, 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 real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person

Grantor/Grantee Address:

639 East Clarendon Avenue, Arlington Heights, IL 60004

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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 Trustees in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by said Trustees be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trusts have been complied with or be obliged to inquire into the necessity or expediency of any act of said Trustees, or obliged or privileged to inquire into any of the terms of the trust agreements.

Every deed, trust deed, mortgage, lease, or other instrument executed by said Trustees or any successor Trustee in relation to the 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 created herein and by the trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreements or in the amendments thereof, and binding on all beneficiaries, (c) that said Trustees or any successor Trustee were 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof. The intention hereof being to vest NICHOLAS S. BENCRISCUTTO and ALICIA L. TRAN, not personally but as Co-Trustees of the NICHOLAS S. BENCRISCUTTO Trust dated February 10, 2023, and ALICIA L. TRAN and NICHOLAS S. BENCRISCUTTO, not personally but as Co-Trustees of the ALICIA L. TRAN Trust dated February 10, 2023, the entire legal and equitable title in fee simple, as TENANTS BY THE ENTIRETY, in and to the real estate above described.

Executed on this 10 day of February, 2023.


NICHOLAS BENCRISCUTTO


ALICIA L. TRAN, signing solely to release her homestead rights

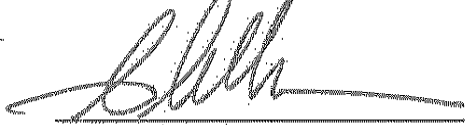
Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E.

Dated the 10 day of February, 2023.


NICHOLAS BENCRISCUTTO

NICHOLAS S. BENCRISCUTTO and ALICIA L. TRAN, not personally but as Co-Trustees of the NICHOLAS S. BENCRISCUTTO Trust dated FEBRUARY 10, 2023, and ALICIA L. TRAN and NICHOLAS S. BENCRISCUTTO, not personally but as Co-Trustees of the ALICIA L. TRAN Trust dated FEBRUARY 10, 2023, hereby acknowledge and accept this conveyance into their respective trusts.


NICHOLAS S. BENCRISCUTTO, as trustee aforesaid

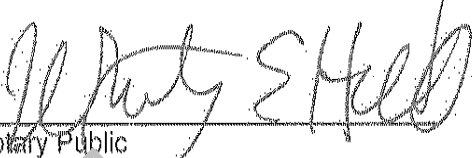

ALICIA L. TRAN, as trustee aforesaid

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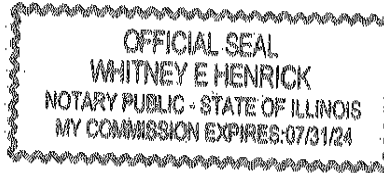
STATE OF ILLINOIS
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that NICHOLAS BENCRISSUTTO and ALICIA L. TRAN, signing solely to release her homestead rights, 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.

Given under my hand and notarial seal this 10 day of February, 2023.



Notary Public



Property of Cook County Clerk's Office

**This Document Prepared by and
after Recording Mail to:**
MICHAEL P. RHOADES, Esq.
RHOADES LEVY LAW GROUP P.C.
3400 Dundee Road, Suite 340
Northbrook, IL 60062
(847) 870-7600; Fax: (847) 380-2036

Mail Subsequent Tax Bills to:
NICHOLAS S. BENCRISSUTTO and ALICIA L. TRAN, Co-Trustees
639 East Clarendon Avenue
Arlington Heights, IL 60004

Grantor/Grantee Address:
639 East Clarendon Avenue, Arlington Heights, IL 60004

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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 his agent, affirms that, to the best of 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: FEBRUARY 10, 2023 SIGNATURE: Nicholas B
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: Whitney E. Henrick
By the said NICHOLAS BENCRISSUTTO

On this date of 2/10, 2023
NOTARY SIGNATURE: Whitney E. Henrick



GRANTEE SECTION

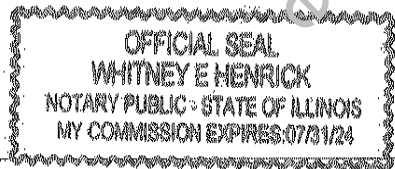
The GRANTEE or his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: FEBRUARY 10, 2023 SIGNATURE: Nicholas B
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: Whitney E. Henrick
By the said NICHOLAS S. BENCRISSUTTO

On this date of 2/10, 2023
NOTARY SIGNATURE: Whitney E. Henrick



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)