

# UNOFFICIAL COPY

Doc#: 2331341210 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2023 01:30 PM Pg: 1 of 5

**Please return to:**  
Michael A. Biederstadt  
BIEDERSTADT LAW, P.C.  
17W635 Butterfield Rd., Suite 318  
Oakbrook Terrace, IL 60181

**Mail subsequent tax bill to:**  
Nicholas DiGiulio  
7924 W. 163rd Court, Unit 176,  
Tinley Park, IL 60477

**Instrument Prepared by:**  
Michael A. Biederstadt  
BIEDERSTADT LAW, P.C.  
17W635 Butterfield Rd., Suite 318  
Oakbrook Terrace, IL 60181

Dec ID 20231101668979  
ST/CO Stamp 0-358-143-952

## DEED IN TRUST

This INDENTURE, made this 21<sup>ST</sup> day of October, 2023, by NICHOLAS DIGIULIO, of the City of Tinley Park, County of Cook, State of Illinois, as GRANTOR, in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, bargain, sell, convey, transfer, assign and/or deliver and warrant to NICHOLAS DIGIULIO, as Trustee of the NMLG Living Trust. Said transfer is being made to the aforementioned not as an individual, or personally, but as Trustee, under the terms and provisions of a certain Trust Agreement dated July 26, 2023, designated as the NMLG Living Trust, and to any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed, the real estate situated in Cook County, Illinois, commonly known as 7924 W. 163rd Court, Unit 176, Tinley Park, IL 60477, legally described as:

SEE ATTACHED Exhibit A.

Tract or Parcel I.D. No: **27-24-308-026-1008**  
Address of Real Estate: **7924 W. 163rd Court, Unit 176, Tinley Park, IL 60477**

TO HAVE and TO HOLD said real estate and appurtenances thereto and upon the trusts set forth in said trust Agreement and for 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, contracts 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 to grant to such successor or successors in trust all the powers vested in the Trustee(s). (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.

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2. Any party dealing with the Trustee(s) 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 the powers and authority of the Trustee(s), 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 so executed was pursuant to and in accordance with the authority granted the Trustee(s), 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 with the title, estate, rights, powers, and duties of the Preceding Trustee(s).

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and 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.

4. In the event of the inability (or refusal) of the Trustee(s) herein named to act, or upon his/her/their removal from the County, Nicholas DiGiulio, Jr., shall be appointed as Successor Trustee, with like powers and authority as vested in the Trustee(s) named herein. Thereafter, Gino Gerard DiGiulio, has been named as an additional Successor Trustee, in the event that the above-named successor is unable or unwilling to serve for any reason. The Grantor(s) of the aforementioned Trust retain the right to amend or modify the aforementioned successors pursuant to the terms of said Trust Agreement.

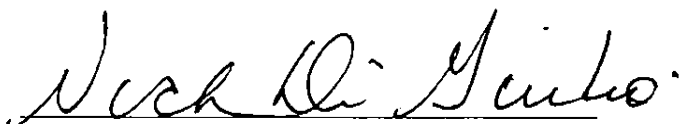
5. The Grantor(s) hereby warrants and quit claims said title to the aforementioned trustee(s), grantee(s), its heirs, executors, administrators, personal representative, successors and assigns against every person whomsoever claiming the same right, title, or interest in any part thereof. Further, all of the covenants, conditions, powers, rights, duties, vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives, and assigns.

6. The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

7. THIS TRANSACTION IS EXEMPT PURSUANT TO THE REAL ESTATE TRANSFER TAX ACT, SPECIFICALLY, 35 ILCS 200/31-45(e). *Am 11/6/23*

8. THE GRANTOR ACKNOWLEDGES THAT NO TITLE WORK HAS BEEN PERFORMED BY THE PREPARER OF THIS DEED AND THAT THE LEGAL DESCRIPTION WAS PROVIDED TO THE PREPARER.

DATED this 31<sup>ST</sup> day of October, 2023.

  
 \_\_\_\_\_  
 NICHOLAS DIGIULIO

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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, DO HEREBY CERTIFY that, NICHOLAS DIGIULIO, personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 31<sup>ST</sup> day of October, 2023.

My Commission expires 07/27, 2026



  
NOTARY PUBLIC

Property of Cook County Clerk's Office

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## **EXHIBIT A** **TO DEED IN TRUST**

Property Address: 7924 W. 163rd Court, Unit 176, Tinley Park, IL 60477  
Tract or Parcel I.D. No: 27-24-308-026-1008

UNIT 176 IN LOT 6 IN BREMENTOWNE ESTATES UNIT 6, PHASE 2, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, ALSO OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS DELINEATED ON SURVEY OF LOT 6, WHICH SURVEY IS ATTACHED AS EXHIBIT A-1 TO DECLARATION MADE BY PEPPERLY BANK, AS TRUSTEE UNDER TRUST NO. 8-3131, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22084079 DATED OCTOBER 13, 1972 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID LOT 6, AFORESAID (EXCEPTIONS FROM SAID LOT 6, ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

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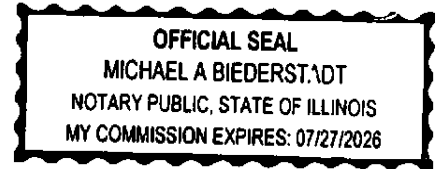
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee(s) 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 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.

Dated: 10-31-23

Signature: Nicholas DiGiulio  
NICHOLAS DIGIULIO (Grantor)

Subscribed and sworn to before me  
by the said Grantor,  
this 31<sup>st</sup> day of October, 2023.



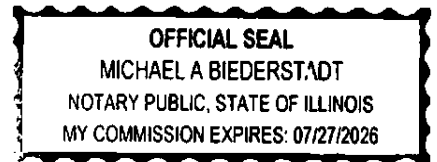
Notary Public [Signature]

The grantee or their agent affirms and verifies that the name of the grantee(s) 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 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.

Dated: 10-31<sup>NP</sup>-23

Signature: Nicholas DiGiulio  
Trustee (Grantee)

Subscribed and sworn to before me  
by the said Grantee,  
this 31<sup>st</sup> day of October, 2023.



Notary Public [Signature]

Note: Any person who knowingly submits 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 Will County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)