

# UNOFFICIAL COPY

2024-0664-AC

## DEED IN TRUST (Illinois)

Doc#: 2413619083 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/15/2024 11:37 AM Pg: 1 of 4

Dec ID 20240501600328  
ST/Co Stamp 1-931-442-480 ST Tax \$0.00 CO Tax \$0.00

### MAIL TO:

James M. Pauletto, Attorney  
220 E. North Ave.  
Northlake, IL 60164  
708-531-0101  
jim@paulettolaw.com

### NAME & ADDRESS OF TAXPAYER:

Mark A. Dagostino and Judith A. Policheri  
10506 Altgeld  
Melrose Park, IL 60164

THE GRANTOR(S), Mark A. Dagostino and Judith A. Policheri, Husband and Wife, of the Village of Melrose Park, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY(S) AND ~~WARRANT(S)~~ / QUIT CLAIM(S) unto Mark A. Dagostino and Judith A. Policheri of 10506 Altgeld, Melrose Park, IL 60164, as Co-Trustees under the provisions of a Trust Agreement dated the 9 day of MAY, 2024 and known as The Dagostino/Policheri Joint Declaration of Trust, and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 1/2 OF LOT "Q" IN THE RESUBDIVISION OF LOT 39 TO 52 INCLUSIVE AND THE WEST 1/2 OF LOT 53 IN FREDERICK H. BARTLETT GRAND FARM UNIT "B" BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SECTION 29 TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 12-29-417-031-0000

STREET ADDRESS: 10506 Altgeld, Melrose Park, IL 60164

(UNINCORPORATED  
LEY DEN PARTNERSHIP)

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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 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 of 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 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 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 instruments, (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.

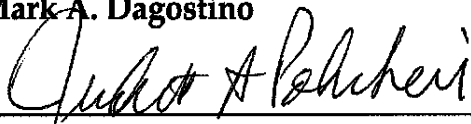
And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 9 day of MAY, 2024.

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE 5-9-24 SIGNATURE 

  
Mark A. Dagostino

  
Judith A. Policheri



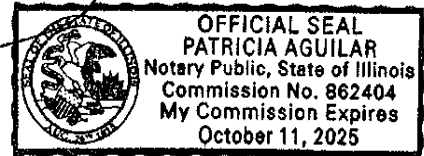
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## STATEMENT BY GRANTOR AND GRANTEE

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 5-9-24 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said [Signature]  
dated 5-9-24

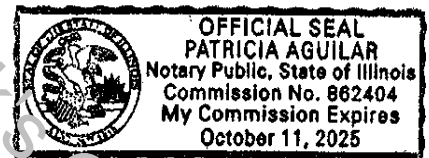


Notary Public Patricia Aguilar

The grantee or his agent affirms and verifies that 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 5-9-24 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said [Signature]  
dated 5-9-24



Notary Public Patricia Aguilar

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**