

# UNOFFICIAL COPY

## DEED IN TRUST

Doc#: 2416602399 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/14/2024 3:00 PM Pg: 1 of 3

Dec ID 20240601629090

The GRANTOR, **ELIZABETH GALLO**, a single person, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to **Elizabeth Gallo, of 650 S. River Road, Unit 505, Des Plaines, IL 60016**, as trustee of the **Elizabeth Gallo Declaration of Trust dated June 7, 2024** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, GRANTEE, the following described real estate: (See attached for legal description.)

Permanent Index Number (PIN): 09-17-416-029-1109

Address of Real Estate: 650 S. River Road, Unit 505, Des Plaines, IL 60016

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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, contract 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. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, 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.
2. Any party dealing with the Trustee 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, 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, 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.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of 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.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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

  
City of Des Plaines

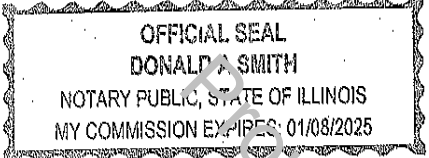
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The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 7<sup>th</sup> day of June, 2024

Elizabeth Gallo  
ELIZABETH GALLO

State of Illinois, County of Cook SS.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ELIZABETH GALLO**, a single person 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 she 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 official seal, this 7<sup>th</sup> day of JUNE, 2024.

Commission expires July 8, 2025 Donald A. Smith  
Notary Public

This instrument was prepared by: Donald A. Smith, Esq., 241 Golf Mill Prof. Bldg., Suite 800, Niles, IL 60714

Exempt under provisions of Paragraph e section 4, Real Estate Transfer Tax Act

June 7, 2024  
Dated Donald A. Smith  
Attorney for Grantor

### LEGAL DESCRIPTION

UNIT 2-505 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97131342 AND AS AMENED FROM TIME TO TIME, IN PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Send subsequent tax bills to:

Mail To Donald A. Smith, Esq.  
241 Golf Mill Prof. Bldg., Suite 800  
Niles, IL 60714

Elizabeth Gallo  
650 S. River Road, Unit 505  
Des Plaines, IL 60016

# UNOFFICIAL COPY

## 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.

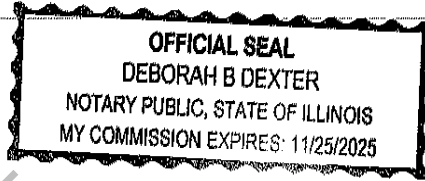
Dated June 7, 2024

Signature:

[Signature]  
Grantor or agent

Subscribed and sworn to  
before me this 7<sup>th</sup> day  
of June, 2024.

[Signature]  
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

Dated June 7, 2024

Signature:

[Signature]  
Grantee or agent

Subscribed and sworn to  
before me this 7<sup>th</sup> day  
of JUNE, 2024.

[Signature]  
Notary Public

