

# UNOFFICIAL COPY

DEED IN TRUST



\*2422107056\*

(ILLINOIS)

Doc# 2422107056 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 8/8/2024 3:22 PM

PAGE: 1 OF 8

THE GRANTORS, PAUL SARNO  
and BARBARA SARNO, his wife,  
of 685 E. Nerge Rd., the Village of  
Roselle, 60172, the County of Cook  
and the State of Illinois, for and in  
Consideration of Ten Dollars,  
(\$10.00) and other good and valuable  
consideration in hand paid, Conveys  
and Quit Claims unto

PAUL SARNO and BARBARA J. SARNO, Trustees of the Provisions of a declaration of trust,  
and known as

THE PAUL SARNO AND BARBARA J. SARNO LIVING TRUST,  
of which PAUL SARNO and BARBARA J. SARNO are the primary beneficiaries,

Under the provisions of a trust agreement, and known as THE PAUL SARNO AND  
BARBARA J. SARNO LIVING TRUST (hereinafter referred to as "said trustee", regardless of  
the number of trustees), and unto all and every successor or successors in trust under said trust  
agreement, the following described real estate in the County of Cook and State of Illinois, to  
wit:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s):

~~07-35-399-008~~

07-35-301-018-0000

Grantee's address: 685 E. Nerge Rd., Roselle, IL 60172

Address of real estate: 685 E. Nerge Rd., Roselle, IL 60172

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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 re-subdivide 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 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 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 terms 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 hereinafter; 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

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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 hereinafter.

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 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 success or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust.

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The interest in 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 in interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words to in trust, "in Trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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.

In Witness Whereof, the grantors have hereunto set their hands and seal this 18 day of June, 2024

  
\_\_\_\_\_  
PAUL SARNO (SEAL)

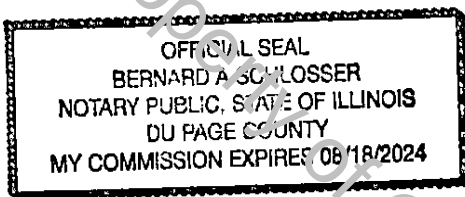
  
\_\_\_\_\_  
BARBARA J. SARNO (SEAL)

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State of Illinois )  
                                  )     SS  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL SARNO and BARBARA J. SARNO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day and signed, sealed and delivered the 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 18 day of June, 2024



*B. Schlosser*

Bernard A. Schlosser

This instrument was prepared by: Bernard A. Schlosser, Attorney,  
181 S. Bloomingdale Road, Suite 103  
Bloomingdale, Illinois 60108

MAIL TO: SEND SUBSEQUENT TAX BILLS TO:

Bernard A. Schlosser, Attorney  
181 S. Bloomingdale Road  
Bloomingdale, IL 60108

Paul and Barbara Sarno  
685 E. Nerge Rd.  
Roselle, IL 60172

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

EXEMPT TRANSACTION FOR REVENUE STAMP PURPOSES

This deed is exempt from the provisions of the Real Estate Transfer Act, pursuant to Sub Paragraph (e) of Section 4, actual consideration is less than \$100.00.

Dated: 6-18-24

*B. Schlosser*

Bernard A. Schlosser, Attorney  
181 S. Bloomingdale Road  
Bloomingdale, IL 60108

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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 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: 7 | 20 | 24

SIGNATURE: [Signature]  
GRANTOR or AGENT

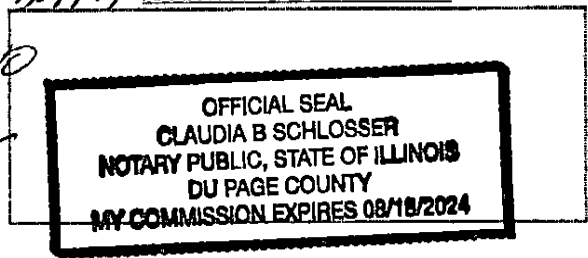
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

Claudia Schlosser  
By the said (Name of Grantor): Paul Sarno & Barbara Sarno AFFIX NOTARY STAMP BELOW

On this date of: 7 | 20 | 24 Sarno

NOTARY SIGNATURE: Claudia Schlosser



### 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: 7 | 20 | 24

SIGNATURE: [Signature]  
GRANTEE or AGENT

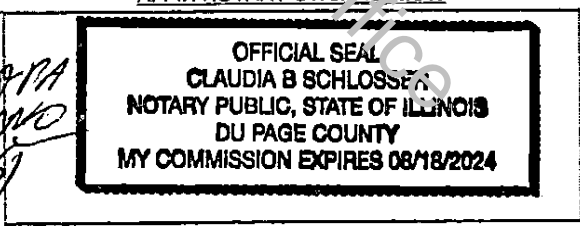
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

Claudia Schlosser  
By the said (Name of Grantee): The Paul Sarno AFFIX NOTARY STAMP BELOW

On this date of: 7 | 20 | 24 Barbara Sarno

NOTARY SIGNATURE: Claudia Schlosser Sarno Trust



**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)

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Legal Description:

LOT 8 IN MEADOW GLEN, BEING A SUBDIVISION IN THE WEST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2002, AS DOCUMENT 0020050198, IN COOK COUNTY, ILLINOIS.

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## REAL ESTATE TRANSFER TAX

08-Aug-2024



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

07-35-301-018-0000

| 20240801674789

| 2-046-785-328