

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

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DEPT-01 RECORDINGS

TR9999 TRAM 6767 03/27/93

W7003 #

COOK COUNTY RECORDER

THE GRANTORS, VIRO M. PIZZICA and JAMES D. PIZZICA, as Trustees under the provisions of a deed in trust, duly registered and delivered to said Trustees in pursuance of a Trust Agreement dated 8/4/70; and known as Trust No. 3501

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100 (\$10.00)

Dollars, and other good and valuable considerations in hand paid, Convey and ~~WARRANT~~ /QUIT CLAIM with in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority unto VIRO M. PIZZICA and MARCELENA PIZZICA, 3501 Ashley Dr., Glenview, IL 60025,

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)
as Trustee under the provisions of a trust agreement dated the 23rd day of March, 1993 and known as Trust Number 3501 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors at trust under said trust agreement, the following described real estate in the County of COOK and State of Illinois, to-wit:

(SEE LEGAL DESCRIPTION ON REVERSE SIDE.)

Permanent Real Estate Index Number: 3501 Ashley Drive, Glenview, Illinois 60025

Address(es) of real estate: 09-11-105-021

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 in said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to create any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options in purchase, or sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successor in trust and to grant to such successor or successors in trust all of the title, estate, power and authorities vested in said trustee; to donate, in fee simple, 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 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 specifying 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 changes of any kind; to release, convey or assign any right, title or interest in or about a consent 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 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 hereunder; (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.

The interest of 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 in such, but only an 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 "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 grantor do 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 grantor do, aforesaid have hereunto set their hand and seal, this 23rd day of March, 1993.

Viro M. Pizzica (SEAL)
VIRO M. PIZZICA

James D. Pizzica (SEAL)
JAMES D. PIZZICA

State of Illinois, County of Cook

NOTARIAL SEAL
JOHN E. OWENS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. FEB. 13, 1994

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that VIRO M. PIZZICA and JAMES D. PIZZICA, as Trustees, as aforesaid, personally known to me to be the same persons, whose name is here 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of March, 1993.

Commission expires _____
John E. Owens
NOTARY PUBLIC

This instrument was prepared by John E. Owens, Esq., 444 North Northwest Highway, Park Ridge, Illinois 60068

WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: OWENS, OWENS & RINN, LTD.
P. O. Box 578 (Mare)
444 North Northwest Highway
Park Ridge, Illinois 60068
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Viro M. Pizzica
3501 Ashley Drive
Glenview, IL 60025
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

921 50
Exempt under provisions of Paragraph 2, Section 6
Real Estate Transfer Tax Act
5-23-93
Date
Agent, Broker or Representative

93229291

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Deed in Trust

VIRO M. PIZZICA and JAMES D.

PIZZICA, TRUSTEES,

TO

VIRO M. PIZZICA AND MAGDALENA

PIZZICA, TRUSTEES

Lot 72 in Neum's Greenwood-Central Development Unit C, being a Subdivision of part of the East half of the North East fractional quarter of Section 10 and part of the West half of the North West fractional quarter of Section 11, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

ADDRESS OF PROPERTY: 3501 Ashley Drive, Glenview, Illinois 60025
P.I.N.: 09-11-105-021

93229291

In the event of the resignation, demise or inability of Viro M. Pizzica to act as trustee, then JAMES D. PIZZICA, PHILIP A. PIZZICA and STEPHEN V. PIZZICA shall become successor co-trustee in his place, successively. In the event of the resignation, demise or inability of MAGDALENA PIZZICA to act as trustee, then HILDA SARACENO, ROSINA E. GRANDE, ELKA PATTERSON and MAGGIE GRANDE shall become successor co-trustee in her place, successively.

The phrase "inability to act" as used herein shall be defined as follows: Any individual acting in a fiduciary capacity or as a beneficiary of the trust shall be considered unable to act if adjudicated incompetent or if a physician familiar with his or her physical and mental condition certifies in writing that such individual is unable to give prompt and intelligent consideration to business matters.

COOK COUNTY RECORDS

1 2 27 2 2000 2 28 11 10 24

149999 TOWN 4669 03/27/98 12:05:00

IN DEPT-01 RECORDINGS 428.50

16362366

GEORGE E. COESE
LEGAL FORMS

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9 3 2 2 0 0 1

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 3/24, 1993.

Signature: [Signature]

~~Grantor~~ Agent

Subscribed and sworn to before me

by the said John E. Owens

this 24th day of March, 1993.

[Signature]
Notary Public

" OFFICIAL SEAL "
CATHERINE L. REIDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/9/96

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 3/24, 1993.

Signature: [Signature]

~~Grantor~~ Agent

Subscribed and sworn to before me

by the said John E. Owens

this 24th day of March, 1993.

[Signature]
Notary Public

" OFFICIAL SEAL "
CATHERINE L. REIDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/9/96

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: (773) 399-3000 FAX: (773) 399-3001
WWW.COOKCOUNTYCLERK.COM

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