

UNOFFICIAL COPY

0:010073

DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, Joseph A. Bonarigo and Debra J. Bonarigo, his wife, 14532 S. LaPorte, Midlothian

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, Convey and (XXXXXX) W/OUT CLAIM unto Joseph A. Bonarigo, Sr. and Debra J. Bonarigo, 14532 S. LaPorte, Midlothian, IL 60445

(The Above Space For Recorder's Use Only)

Family Trust as Trustee under the provisions of a trust agreement dated the 6th day of September, 1994, and known as the Bonarigo Trust

to 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: OF 13 (EXCEPT THE WEST 16 FEET THEREOF) IN THE RESUBDIVISION OF LOTS 1 TO 7, INCLUSIVE, 9 TO 12, INCLUSIVE, 17 TO 26, INCLUSIVE IN MIDLOTHIAN HILLS SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 28-09-203-009 Address(es) of real estate: 14532 S. LaPorte, Midlothian, IL 60445

I (HAVE AND I 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 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 let, care, 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 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 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 any 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 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 as 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 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(s) aforesaid has hereunto set their hands and seal this 6th day of September, 1994. Joseph A. Bonarigo (SEAL) Debra J. Bonarigo (SEAL)

Notary Public, Illinois My Commission Expires 11/12/96

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph A. Bonarigo and Debra J. Bonarigo, his wife personally known to me to be the same person(s) whose name(s) are 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 6th day of September, 1994. Commission expires November 12, 1996. Lowell L. Ladewig, 5600 West 127th St., Crestwood, IL 60445 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAILED TO Lowell L. Ladewig 5600 West 127th Street Crestwood, IL 60445

SEND SUBSEQUENT TAX BILLS TO Joseph A., Sr. & Debra J. Bonarigo 14532 S. LaPorte Midlothian, IL 60445

AFFIX "RIDERS" OR REVENUE STAMPS TO REVISIONS OF Paragraph 6, Section 4, Real Estate Transfer Act. 9/14/94 Lowell L. Ladewig Date Buyer, Seller or Representative

9-15-19073

2550 BR

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

9:51:19:6

JESS
COOK COUNTY
RECORDER
JESS WHITE
MARKHAM

09/13/94

0012 MCH	16:29
RECORDIN *	25.00
POSTAGES *	0.50
94819073 H	
SUBTOTAL	76.50
CHECK	76.50

09/13/94

6 PURC CTR	
0012 MCH	16:30

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

9-18-1994

The grantor(s) or (his/her/their) agent affirms that, to the best of (his/her/their) knowledge, the name(s) 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 partner 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 Sept. 6, 1994

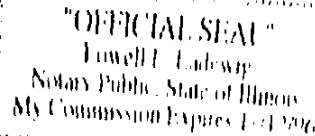
Signature: _____

Grantor or Agent

Debra J. Bonarigo
Grantor or Agent

Subscribed and sworn to before me by the said Joseph A. Bonarigo and Debra J. Bonarigo this 6th day of September, 1994.

Notary Public _____



The grantee or its agent affirms and verifies that the name(s) 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 Sept. 6, 1994

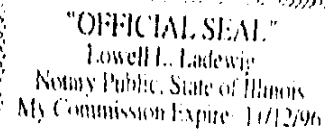
Signature: _____

Grantee or Agent

Debra J. Bonarigo
Grantee or Agent

Subscribed and sworn to before me by the said Joseph A. Bonarigo and Debra J. Bonarigo this 6th day of September, 1994.

Notary Public _____



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 a Class A misdemeanor for subsequent offenses.

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