

UNOFFICIAL COPY
COOK COUNTY
ILLINOISFEB 1985
February 1985

94029912

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COOK COUNTY RECORDER

THE GRANTOR is Joseph R. Rizzo and Mary L. Rizzo, his wife.

of the County of Cook and State of Illinois
 for and in consideration of TEN & 00/100 Dollars, and other good and valuable considerations in hand paid,
 Convey and WARRANT /QUIT CLAIM unto
 Joseph R. Rizzo and Mary L. Rizzo, his wife,

(NAME AND ADDRESS OF GRANTEE)
 CO as trustee under the provisions of a trust agreement dated the 13th day of December, 1983, XXXXXXXXXX
 XXXXXXXXXX (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:

94029912

(The Above Space for Recorder's Use Only)

Attached

Permanent Real Estate Index Number(s) 07-24-300-049-1164

Address(es) of real estate 1258 Beechwood Court, Schaumburg, Illinois 60194

TO LEAVE 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 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 lease, 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 praesent or in future, and upon any terms and for any period or periods of time, and 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 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 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 its 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) that 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 us, 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S 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 have hereunto set their hands and seals this 13th day of December, 1983.

Joseph R. Rizzo
JOSEPH R. RIZZO

(SEAL)

Mary L. Rizzo
MARY L. RIZZO

(SEAL)

State of Illinois, County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOUBTLESS CERTIFY that Joseph R. Rizzo and Mary L. Rizzo, his wife personally known to me to be the same person S whose names S are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signe sealed and delivered the said instrument as the 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

322 1984

13th day of December, 1984
Dominic J. Mancini
NOTARY PUBLIC

This instrument was prepared by Dominic J. Mancini, Attorney at Law, 133 Fuller Road, Hinsdale, Illinois 60521 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { Dominic J. Mancini
 (Name)
 133 Fuller Road
 (Address)
 Hinsdale, Illinois 60521
 (City, State and Zip)}

SEND SUBSEQUENT TAX BILLS TO
Joseph R. Rizzo
 (Name)
 1258 Beechwood Court
 (Address)
 Schaumburg, Illinois 60194
 (City, State and Zip)

OR

RECORDER'S OFFICE BOX NO.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

3/7/84
NOTARY PUBLIC
STATE OF ILLINOIS
COUNTY OF COOK
VILLAGE OF SCHAUMBURG
TRANSACTION NUMBER
12-15-93

RECEIVED
MAY 12 1984RECEIVED
MAY 12 1984

UNOFFICIAL COPY

Deed in Trust

To

Property of Cook County Clerk's Office

GEORGE E. COLE:
LEGAL FORMS

UNOFFICIAL COPY

Unit No. 10-201 at Willow Pond at Bar Harbor Condominium as delineated on the survey of a portion of the following described property:

Willow Pond at Bay Harbour, being a subdivision in the West 1/2 of the Southwest 1/4 of section 34, Township 41 North, Range 10 East of the Third Principal Meridian, in the Village of Schuburb, Cook County, Illinois, which survey is attached as Exhibit A to the declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated August 4, 1986 and known as Trust Number 068928-06, recorded in the Office of the Recorder of Deeds, Cook County, Illinois on 12/6/87 as Document Number 87641810 together with the undivided percentage interest of the common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, excepting the Unit as defined and set forth in the Declaration and Survey, as amended from time to time, which percentage shall automatically change in accordance with the Amended Declaration or survey filed of record in Cook County, Illinois.

Parameter	Base Number	0.7	0.9	1.0	0.01%
P	0.7	34	300	0.01	
P	0.9	34	300	0.01	
P	1.0	34	300	0.01	

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rental units, fixtures and other property.

There will be no unit tax division for the individual condominium units.

Grantor, do hereby grants to the grantee, his successors and assigns, as right, title, easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, understandings, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length.

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Property of Cook County Clerk's Office

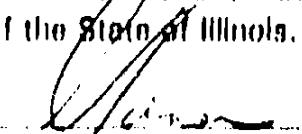
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FILED

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STATEMENT BY GRANTOR AND GRANTEE

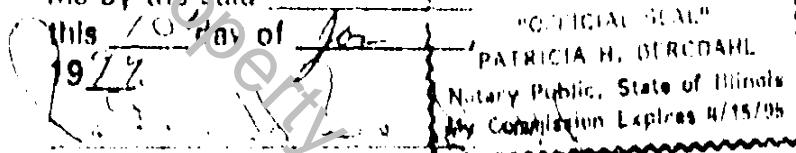
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/10, 1993

Signature 

Grantor or Agent

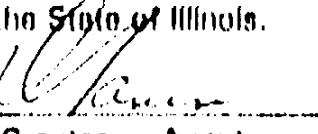
Subscribed and sworn to before
me by the said _____



Notary Public

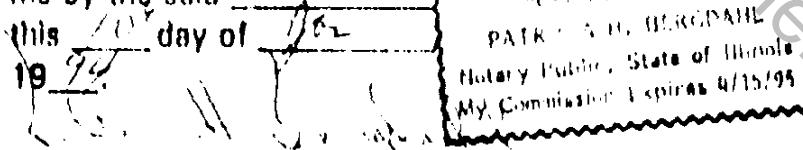
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, a partnership, an Illinois corporation, or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity so recognized and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/10, 1993

Signature 

Grantee or Agent

Subscribed and sworn to before
me by the said _____



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 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 Section 4 of the Illinois Real Estate Transfer Act.

RECORDED
1/10/93