

UNOFFICIAL COPY

July 1993
February 1995

94029912

CAUTION: Creditors should file claims against the estate of the decedent within the time specified in this notice. Failure to do so may result in the loss of the right to file a claim against the estate.

DEPT 01 134444 TRAN 2784 01/11/94 11115300
94029912
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,

94029912

(The Above Space For Recorder's Use Only)

as ^(NAME AND ADDRESS OF GRANTEE) Trustee under the provisions of a trust agreement dated the 13th day of December, 1973, ~~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:

Attached

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

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

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 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 praesenti 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 upon any part of the 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 and for the purposes 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 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 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 his 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

day of December, 1973

JOSEPH R. RIZZO (SEAL)

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, DO HEREBY CERTIFY that Joseph R. Rizzo and Mary L. Rizzo, 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



Commission expires 3 22 1979

13th day of December 1973
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)

AFFIX "RIDERS" OR REVENUE STAMPS HERE
ILLINOIS TRANSFER TAX ACT SEC. 4
OFFICE OF SCHAUMBURG
VILLAGE OF SCHAUMBURG
OFFICE OF REAL ESTATE
TRANSFER TAX
DATE 12-15-93
3/7/07
2550

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Deed in Trust

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GEORGE E. COLE,
LEGAL FORMS

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

2/15/2016

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STATEMENT BY GRANTOR AND GRANTEE

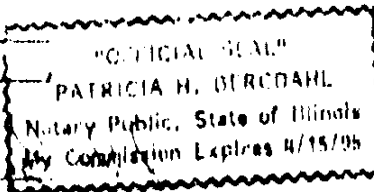
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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, 1994

Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said

this 10 day of Jan
1994



Notary Public

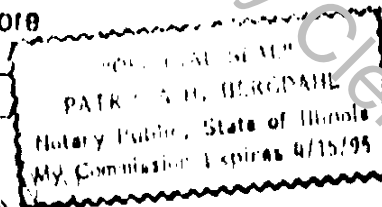
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, a partnership, an Illinois corporation, or a foreign corporation authorized to do business or acquire and hold title to real estate 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, 1994

Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said

this 10 day of Jan
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 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.

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