

94230250

DEPT-01 RECORDING \$25.50
162222 TRAN 8089 03/15/94 09:48:00
42869 3 K.F. # - 94 - 230250
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor B, Mario Grigolo and Antonina M. Grigolo, his wife

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 warrant unto FIRST CHICAGO TRUST COMPANY OF ILLINOIS, an Illinois corporation, of its successor or successors, as Trustee under a trust agreement dated February 7 19 94 known as Trust Number OP-012555, the following described real estate in the County of Cook and State of Illinois, to-wit:

The North half of Lot 8 in Green Oaks Addition to MontClare, in the North East quarter of the North West quarter of Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded June 30, 1915 as document 5664073, in Cook County, Illinois.

Property Address: 2205 N. 76th Court, Elmwood Park, IL 60635

(Permanent Index No.: 12 - 36 - 104 - 063 - 0000)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth Full power and authority is hereby granted to said trustee to subdivide and recombine the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate 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 the trustee, to dedicate, to mortgage, to otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any term and for any period or periods of time, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the premises and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency or any act of the trustee, or be obliged or privileged to measure into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings and the assets and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, assets 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 state of 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 seal S the 15th day of February 19 94.

Mario Grigolo (SEAL)
Mario Grigolo (SEAL)

Antonina M. Grigolo (SEAL)
Antonina M. Grigolo (SEAL)

Exempt under provisions of Paragraph Section 4
Real Estate Transfer Tax Act:
Date: 03/15/94
Buyer, Seller or Representative:
Allegri

Elmwood Park, IL
Real Estate Transfer Stamp

94230250
Document Number

FIRST CHICAGO Trust Company of Illinois
1049 Lake Street
Oak Park, Illinois 60301-1194

ADDRESS OF PROPERTY
2205 N. 76th Court
Elmwood Park, IL 60635

THIS DOCUMENT WAS PREPARED AND DRAFTED BY
MAIL TO: Pellegrini & Cristiano
327 W. Chicago Avenue
Oak Park, IL 60302

RECORDER'S OFFICE BOX NO

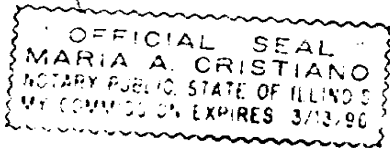
25.50

# UNOFFICIAL COPY

State of Illinois      I, the undersigned,      a Notary Public in and for said County in  
County of Cook      the state aforesaid, do hereby certify that Mario Grigolo and Antonina M.  
Grigolo, his wife

personally known to me to be the same person(s) whose name(s) ditto      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 notarial seal this 28th day of February, 1994

Maria A. Cristiano  
Notary Public



Property of Cook County Clerk's Office

94230050

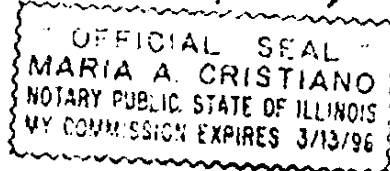
# UNOFFICIAL COPY

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 2/28, 1994 Signature: Maria A. Cristiano  
Grantor or Agent

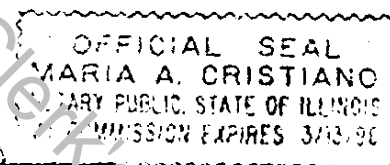
Subscribed and sworn to before me by the said Grantor this 28th day of February, 1994.  
Notary Public Maria A. Cristiano



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 2/28, 1994 Signature: Mario Grigolo  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 28th day of February, 1994.  
Notary Public Maria A. Cristiano



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

9/10/94