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DEED IN TRUST

. DEPT-01 RECORDING \$27.50
 . T#0008 TRAN 7993 07/10/95 16:15:00
 . \$6925 + EB *--95-442852
 . COOK COUNTY RECORDER

(The space above for Recorder's use only.)

THE GRANTEE, **Grace E. Marino**, a widowed person, of the City of Urbana, Champaign County, State of Illinois, for no consideration, Conveys and QUITCLAIMS to **Petrina Castiglia**, of the City of Urbana, Champaign County, State of Illinois, as trustee under the provisions of a trust dated November 23, 1993, and known as the **Grace E. Marino Living Trust** and in trust to all and every successor trustee(s) of said trust, the following described real estate in Cook County, State of Illinois:

The South 293.16 feet of lot 30 in County Clerks Division of Section 23, Township 42 North, Range 12, East of the Third Principal Meridian (except that part described as follows: beginning at the center line of Waukegan Road and the South line of said lot 30, running thence West 300 feet, thence North 92 feet, thence East parallel to the South line of lot 30 to the center line of Waukegan Road, thence Southerly in center of road to the place of beginning; and also except that part of said lot 30 described as follows; beginning at a point in the center line of Waukegan Road, 167 feet North of the South line of said lot 30 (as measured at right angles thereof) thence West parallel to the said South line of said lot 30, 245 feet; thence South 75 feet; thence East parallel to the South line of said lot 30 to the center line of Waukegan Road; thence Northerly in the center of the Road to the place of beginning) in Cook County, Illinois.

Street address: 2450 Waukegan Road
 City, state, and zip code: Northfield, IL 60093
 Real estate index number: 04-23-302-004-0000 and 04-23-401-003-0000

TO HAVE AND TO HOLD the premises with the appurtenances in trust for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 the premises, or any part thereof, to a successor or successors in trust, and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof, at any time or times hereafter; to contract to make 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

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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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, 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 of any act of the trustee, or be obliged or privileged to inquire 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 by this deed 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 in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (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 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, her, 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 the real estate, and such interest is 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 earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or heretofore registered, the Registrar of Titles is 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.

The Grantor hereby expressly waives and releases any and all rights of benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale or execution or otherwise.

The Grantor signs this deed on this day 29 of Dec, 1994.

Grace E. Marino
Grace E. Marino
By Roberta Costello
Power of Attorney

The Power of Attorney was recorded July 27, 1995 in the Cook County Recorder of Deeds as Document #95-063953.

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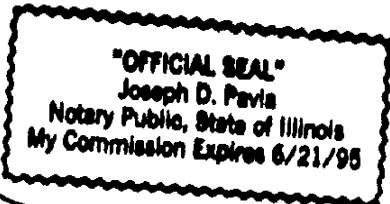
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STATE OF ILLINOIS)
) SS
CHAMPAIGN COUNTY)

I, the undersigned, a notary public for the State named above, certify that *Petrina Castiglia*, ("the Agent") personally known to me to be the same person whose name is subscribed to the foregoing instrument, did appear before me on the date noted below and acknowledged that the Agent signed and delivered the instrument on behalf of *Grace E. Marino*, a widowed person not since remarried, ("the Grantor"), pursuant to a power of attorney given the Agent by the Grantor, and as the Agent's free and voluntary act on behalf of the Grantor, and for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: 12/29/94



Joseph D. Pavia
Notary Public

"Exempt under provisions of Paragraph 17, Section 4, Real Estate Transfer Tax Act."

DATED: 12/29/94
Petrina Castiglia
Seller or Representative

Name and address of Grantee

Send future tax bills to:

Petrina Castiglia, Trustee
1014 Austin Drive
Urbana, IL 61801

Petrina Castiglia, Trustee
1014 Austin Drive
Urbana, IL 61801



This deed was prepared by and after Recording, please Return to:

Mr. Joseph D. Pavia
Pavia & Marsh
123 West Main, Suite 200
P. O. Box 987
Urbana, IL 61801
(217) 328-0123

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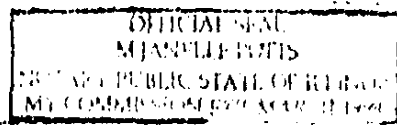
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STATEMENT BY GRANTEE AND GRANTEE

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 6/29, 1995 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent this 29th day of June 1995.
Notary Public Marguerite Potts

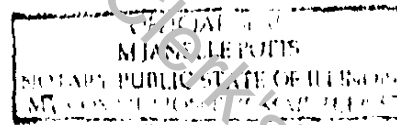


[Signature]
Attorney for Grantor

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 6/29, 1995 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said agent this 29th day of June 1995.
Notary Public Marguerite Potts



[Signature]
Attorney for Grantee

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 ARI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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