

# UNOFFICIAL COPY

6106.14

## WARRANTY DEED IN TRUST

96789398

Form 771

Perfection Legal Forms, Rockford, IL 61101

### THIS INDENTURE WITNESSETH,

That the Grantor

MARCO MELONE

of the County of Cook

and State of Illinois

for and in consideration of

Ten----- Dollars,

and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey S and Warrant S unto

MARCO MELONE

whose address is 4424 Elm Avenue, Brookfield, IL 60513

as Trustee under the provisions of a trust agreement dated the 4th day of October, 19 96, known as Trust Number ONE (and in the event of the death, resignation, refusal or inability of the said grantee to act as such Trustee, then unto JANE COOMER

as Successor in Trust with like powers, duties and authorities as are vested in the said grantee as such Trustee) the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 18 in Block 5 in Oliver Salinger and Company's Bungalow Park, being a Subdivision of the North East 1/4 of the South West 1/4 of Section 3, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Also, all that part of the East 1/2 of the vacated alley lying West of and adjoining aforesaid premises.

P.I.N. 18-03-315-019-0000

Property Address: 4424 Elm Avenue, Brookfield, IL 60515

### AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph E"

Section 4, Real Estate Transfer Tax Act.

10-4-96

Date

*Frank J. Kuta*  
Buyer, Seller or Representative

(Continue legal description on reverse side)

DEPT-01 RECORDING \$24.75  
182272 TRAM 7021 10/16/96 10:30:00  
82283 = K.F. \*-96-789398  
COOK COUNTY RECORDER

DEPT-01 RECORDING \$2.75  
182272 TRAM 7018 10/16/96 10:28:00  
82281 = K.F. \*-96-789398  
COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

2750/A  
2750/P  
2750/V  
1/1/96

Office 96789398

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TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 dedicate, 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 98 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 changes 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 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 land 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 <sup>S</sup>\_\_\_\_\_ and release <sup>S</sup>\_\_\_\_\_ 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.

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FORM 771 - WARRANTY DEED IN TRUST

IN WITNESS WHEREOF, the grantor \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set<sup>s</sup> \_\_\_\_\_ hand  
and seal this 4th day of October 19 96  
\_\_\_\_\_  
(SEAL) Marco Melone (SEAL)  
\_\_\_\_\_  
(SEAL) Marco Melone (SEAL)  
\_\_\_\_\_

STATE OF ILLINOIS

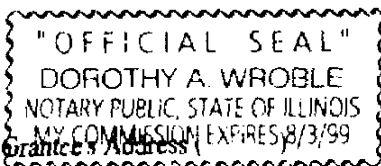
COOK

COUNTY

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, That \_\_\_\_\_  
MARCO MELONE

personally known to me to be the same person \_\_\_\_\_ whose name is \_\_\_\_\_ subscribed to the foregoing  
instrument, as having executed the same, appeared before me this day in person and acknowledged that  
he \_\_\_\_\_ signed, sealed and delivered the said Instrument as  
\_\_\_\_\_ his \_\_\_\_\_ 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 \_\_\_\_\_ seal this 4th  
day of October A.D. 19 96



Dorothy A. Wroble  
Notary Public, Dorothy A. Wroble

Future Taxes to \_\_\_\_\_  
OR to Marco Melone  
4424 Elm Avenue  
Brookfield, IL 60513

Return this document to:

Attorney Frank J. Kuta  
5130 Archer Avenue  
Chicago, IL 60632

This Instrument was Prepared by: Attorney Frank J. Kuta  
Whose Address is: 5130 Archer Avenue, Chicago, IL 60632

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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, 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 October 4, 19 96

Signature: Marco Malone  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 4th day of October, 19 96.

Notary Public Dorothy A. Wroble

"OFFICIAL SEAL"  
DOROTHY A. WROBLE  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/3/99

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 October 4, 19 96

Signature: Marco Malone  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 4th day of October, 19 96.

Notary Public Dorothy A. Wroble

"OFFICIAL SEAL"  
DOROTHY A. WROBLE  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/3/99

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.)

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