

# UNOFFICIAL COPY

DEED IN TRUST

MAIL TO

Marc S. Porter  
Berrafato & Porter  
8720 Ferris  
Morton Grove, IL 60053

NAME & ADDRESS OF  
TAXPAYER

RITA M. LAZARO,  
as Trustee  
7640 N. NORA  
NILES, IL 60714

SEPT 11 10:00AM 1998  
1406623 1998 01/24/98 14:57:00  
\*5787 1 014 \*--96--06 5062  
COOK COUNTY RECORDER

98065062

Recorder's Stamp

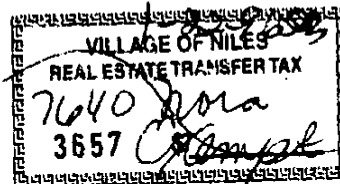
THE GRANTOR(S), **ANTON LAZARO and RITA LAZARO, his wife**, of the City of Niles, Cook County, Illinois, for and in consideration of **TEN AND NO/100THS (\$10.00) DOLLARS**, and other good and valuable considerations in hand paid, conveys and warrants to **RITA M. LAZARO, as trustee of the RITA M. LAZARO Declaration of Trust, dated September 18, 1995, 7640 N. Nora, Niles, IL 60714** and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

**LEGAL DESCRIPTION:**

LOT NINE (9), BLOCK FOUR (4) IN HARLEM HOWARD WAUKEGAN SUBDIVISION OF LOTS 8, 9, 10, 11 AND 12 IN CIRCUIT COURT PARTITION OF SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) AND THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWN 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART LYING WEST OF THE EAST LINE OF ROAD OF THE NORTHWEST QUARTER (1/4) OF SECTION 30, TOWN 41 NORTH, RANGE 13 WEST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF LOT 8 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF AFORESAID LOT 8, 84.25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8; RUNNING THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 133 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE EAST LINE OF SAID LOT 8, A DISTANCE 50.06 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 133 FEET TO THE EAST LINE OF SAID LOT 8; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 50.06 FEET TO THE PLACE OF BEGINNING, ACCORDING TO PLAT REGISTERED AS DOCUMENT NO. 1406623.

Commonly known as:

7640 N. NORA AVENUE, NILES, IL 60714



Property Index Number: 10-30-116-019

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

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per

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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 99 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 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.

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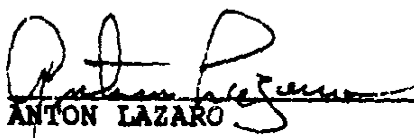
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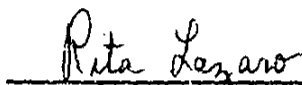
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If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

The grantor(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.

The grantor(s) have signed this deed on November 3RD, 1995.

  
ANTON LAZARO

  
RITA LAZARO

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STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK    )

I am a notary public for the County and State above. I certify **ANTON LAZARO and RITA LAZARO**, his wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

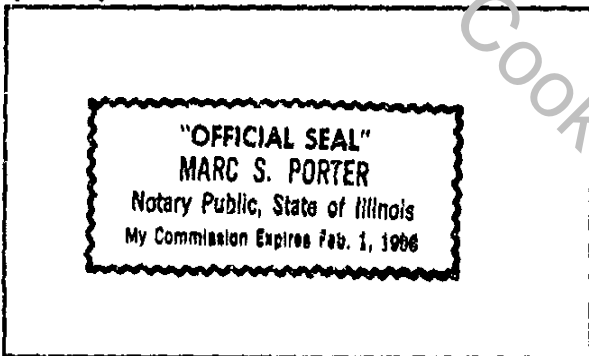
Given under my hand and notarial seal, this 3<sup>RD</sup> day of November 1995.

*Marc S. Porter*

Notary Public

My commission expires on February 1, 1996.

(seal)



## COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
e SECTION 4, REAL ESTATE TRANSFER ACT

DATE: November 3, 1995

*Marc S. Porter*

BUYER OR SELLER OR REPRESENTATIVE

### THIS DOCUMENT PREPARED BY:

Marc S. Porter  
BERRAFATO & PORTER  
8720 Ferris Avenue  
Morton Grove, IL 60053  
(708) 965-2233  
#70312

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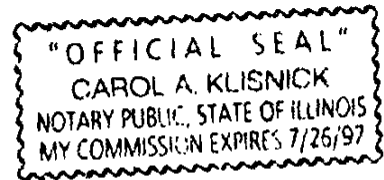
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## STATEMENT BY GRANTOR AND GRANTEE

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 November 3, 1995 Signature: Mare S. Foster  
Grantor or Agent

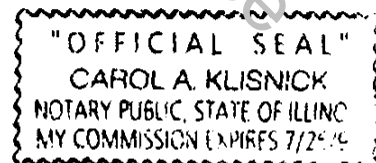
Subscribed and Sworn to before me this  
3 day of 11, 1995.  
Carol A. Klisnick  
Notary Public



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, 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 November 3, 1995 Signature: Mare S. Foster  
Grantee or Agent

Subscribed and Sworn to before me this  
3 day of 11, 1995.  
Carol A. Klisnick  
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 Tax Act.)

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