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DEED IN TRUST

THE GRANTOR(S), Frank B. Baggio and Yvonne C. Baggio,, his wife, of the City of Chicago, County of Cook and State of Illinois, in consideration of the sum of ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to Frank B. Baggio as Trustee, under the terms and provisions of

97477535

DEPT-01 RECORDING #25.50
T#5555 TRAN 1634 07/02/97 09:52:00
#4380 JJ *-97-477535
COOK COUNTY RECORDER

FOR RECORDERS' USE

a certain Agreement dated the 2nd day of January 1997, and known as the Frank B. Baggio Revocable Trust, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

Permanent Index Number (PIN): 19-15-318-004, 19-15-318-005, 19-15-318-006

Address(es) of Real Estate: 4556 W. 62nd Street, Chicago, IL

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the

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earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, Yvonne C. Baggio, is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or not in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homesteads from sale or execution or otherwise.

DATED this 9th day of June, 1997

Frank B. Baggio (SEAL) Yvonne C. Baggio (SEAL)
Frank B. Baggio Yvonne C. Baggio

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank B. Baggio and Yvonne C. Baggio 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 seal this 30th day of June, 1997

Commission expires 9/25, 1999 Carol Hannon
NOTARY PUBLIC



LEGAL DESCRIPTION

LOTS 11 AND 12 AND THE SOUTH ONE-HALF OF LOT 13 IN BLOCK 12 IN THE RESUBDIVISION OF BLOCKS 4, 5 AND 12 AND LOTS 1 TO 4 BOTH INCLUSIVE IN BLOCK 13 IN FREDERICK H. BARTLETT'S 63RD STREET SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 15, (EXCEPT THE WEST 33 FEET THEREOF), ALSO THE NORTH 175.71 FEET OF THAT PART OF THE WEST HALF OF SAID SOUTH WEST QUARTER LYING WEST OF THE EAST 133 FEET THEREOF) IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 1003(e) OF THE REAL ESTATE TRANSFER TAX ACT.

Frank B. Baggio (SEAL) Yvonne C. Baggio (SEAL)
Frank B. Baggio Yvonne C. Baggio

PREPARED BY: Dennis P. Hannon, Attorney, 1749 S. Naperville Rd., Wheaton, IL 60187
MAIL DEED TO: Dennis P. Hannon, Attorney, 1749 S. Naperville Rd., Wheaton, IL 50187
SEND TAX BILLS TO: Frank Baggio, 3800 W. 60th Place, Chicago, IL 60629

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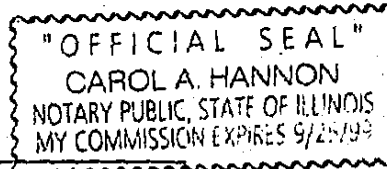
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STATEMENT BY GRANTOR AND GRANTEE

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 June 30, 1997 Signature: Dennis P. Hannon
Grantor or Agent

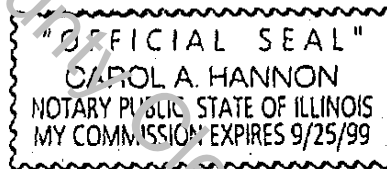
Subscribed and sworn to before me by the said Dennis P. Hannon this 30th day of June, 1997.
Notary Public Carol A. Hannon



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 June 30, 1997 Signature: Dennis P. Hannon
Grantee or Agent

Subscribed and sworn to before me by the said Dennis P. Hannon this 30th day of June, 1997.
Notary Public Carol A. Hannon



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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