DEED IN TRUST

CAUTION. Consult a lawyer before using or acting under this form. Neither the publisher acr the seller of the form makes any werranty with respect thereto, excluding any wearrant; of marchambility or linear for a particular purpose.

THE GRANTOR MAKE AND ADDRESS)

JOHN J. RIGGIO, a widower

. DEPT-01 RECORDING #25.50 . T\$0009 TRAN 4812 01/22/97 15:33:00 . \$0719 \$ SK *-97-048320

COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

TO HAVE AND TO HOLD said real estate and appurtenances in creto upon the trusts 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, street, 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 not all not exceed a single term of 199 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, r. o tgage, 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 compiled with, or to enquire 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 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.

mpt under provisions of Paragraph E. Section 4, Real are Transfer Act and Cook County Ord, 95104, Par. E.

25.5°

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County		
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 note 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 hereby waive _S and release _S any and all right and benefit under and by virtue of the Statutes Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.		
DATED this 28th day of December 1996		
PLEASE PRINT OR JOHN J. Higgio, a wildowe: TYPE NAME(S) (SEAL)		
SELOW (SEAL)		
State of Illinois, County ofss. 1, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John J. Riggio, a widower,		
rersonally known to me to be the same person whose name he subtrailed to the foregoing instrument, appeared before me this day in person, and acknowledged that h e signed, sealed and delivered the said nitrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of home head.		
Given under my hand and official scal, this 28th day of December 1996		
Commission expires 7-1- 1997 May & Gilono NOTARY PUBLIC		
This instrument was prepared by Richard F. Loritz, 1100 Ravinia Place, Orland Park, NUME AND ROCKS IL 60462 Tegal Bescription		
Unit Numbers 1, 2 and 3 in Clarke Hickory Offices as delineated on a survey of the following described real estate: Lots 253, 254, 255, 256, 257 and 258 in Elmore's Hickory Heights, being a subdivision of the South 1/2 of the Southeast 1/4 of Section 2, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25700703 together with its undivided percentage interest in the common elements.		
SEND SUBSEQUENT TAX BRUS TO		
Richard F. Loritz (Name) 1100 Ravinia Place (Address) Orland Park, IL 60462 (City. State and Zp) John J. Riggio, Trustee (Name) 9119 Del Prado Drive (Address) Palcs Heights, IL 60463		
OR RECORDER'S OFFICE BOX NO		

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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	Pt fund
Subscribed and sworn to before me by the said <u>fichard F. Loniz</u> this <u>3/cf</u> day of <u>December</u> , 1996.	Granchr fr Agent
Notary Public Many L. Ciene	Mary L. Diemer Notary Public, State of Illinois My Commission Expires 7/1/97

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial incerest 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	RF Full
Subscribed and sworn to before me by the	Grangee or Agent
said Lichard F. Lorite this 3/54 day of December, 1996.	Junion Co
Nocary Public Mary & Deim	OFFICIAL SEAL" Mary L. Diemer Notary Public, State of Illinois My Commission From Proceedings 1

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemennor for the first offense and of a Class A misdemenn-

or for subsequent offenses.

My Commission Expires 7/1/97

latrach 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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