

97153396

THE GRANTOR, Anthony J. Gremo, divorced from Sherri L. Gremo, and not since remarried, of the Village of Palos Heights, County of Cook, State of Illinois, for and in consideration of Ten and no/100<sup>th</sup> Dollars, and other good and valuable considerations, in hand paid, conveys and quit claims unto Anthony J. Gremo as trustee under the provisions of a trust agreement dated July 24, 1996 and known as the Anthony J. Gremo Declaration of Trust, (hereafter referred to as "trustee", regardless of the number of trustees) and to every successor or successors in trust under that trust agreement, the following described real estate in the County of Cook, State of Illinois:

DEPT-01 RECORDING \$25.50  
COOK COUNTY RECORDER

DEPT-01 RECORDING \$25.50

1:5555 TRAN 2933 03/06/97 10:25:00  
1:551 JJ #-97-153396  
COOK COUNTY RECORDER

Lot 18 in Triezenberg's and Company Third Addition to Palos Westgate View being a subdivision of part of the East 1/2 of the North West 1/4 and part of the West 1/2 of the North East 1/4 of Section 31, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

DEPT-01 RECORDING \$25.50

1:5555 TRAN 2933 03/06/97 10:23:00  
1:551 JJ #-97-153396  
COOK COUNTY RECORDER

Commonly known as: 12960 Forestview Road, Palos Heights, Illinois  
PIN: 24-31-114-005-0000

TO HAVE AND TO HOLD the premises and its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement.

Full power and authority is hereby 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 resubdivide the 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 to 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 the property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti* or *in futuro*, 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 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 the 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 shall 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 hereinafter.

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In no case shall any party dealing with the trustee in relation to the premises, or to whom the 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 this 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

25.50  
Rik

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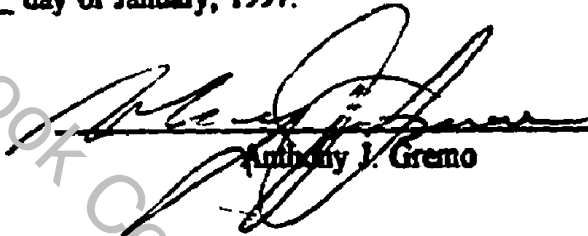
**UNOFFICIAL COPY**

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 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 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 hereby declared to be personal property, and no beneficiary hereunder 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.

The grantor hereby expressly waives and releases all right or benefit under and by virtue of all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

This deed in trust is dated this 15 day of January, 1997.

  
Anthony J. Gremo

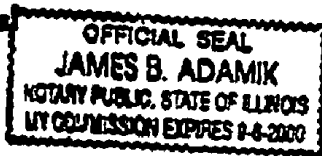
State of Illinois

SS

County of Cook

I am a Notary Public in Cook County, Illinois. I certify that Anthony J. Gremo is personally known to me. He acknowledged that he signed this instrument as his free and voluntary act.

Given under my hand and official seal, this 15<sup>th</sup> day of January, 1997.



  
Notary Public

This transaction is exempt under the provisions of paragraph 4(e) of the Real Estate Transfer Tax Act.

 1/15/97  
Attorney Date

This instrument was prepared by : James B. Adamik, 426 Franklin Avenue, River Forest, IL 60305. 708-524-8800

MAIL TO:

James B. Adamik  
426 Franklin Avenue  
River Forest, IL 60305-1738

SEND SUBSEQUENT TAX BILLS TO:

Anthony Gremo, Trustee  
12960 Forestview Road  
Palos Heights, IL 60463-2149

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97113:56

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

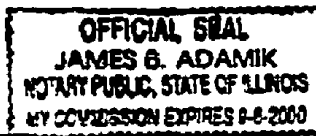
Dated JAN. 15<sup>TH</sup>, 1997

Signature: \_\_\_\_\_

Anthony J. Greco

SUBSCRIBED AND SWORN TO BEFORE ME THIS

15<sup>th</sup> day of JANUARY, 1997.



James B. Adamik  
NOTARY PUBLIC

The grantee affirms and verifies that the name of the grantee shown on the deed 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.

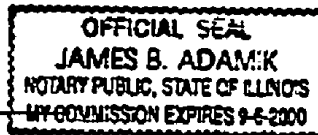
Dated JAN. 15<sup>TH</sup>, 1997

Signature: \_\_\_\_\_

Anthony J. Greco, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME THIS

15<sup>th</sup> day of JANUARY, 1997.



James B. Adamik  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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