

UNOFFICIAL COPY

DEED IN TRUST

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness, for a particular purpose.

97221884

THE GRANTOR (NAME AND ADDRESS)

Elio Guzzardi and Rosaria Guzzardi, husband and wife

RECORDED 129.50
INDEXED 13:24:00
* 97-221884
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

745 Parkview Circle

of the village of Elk Grove Village of Cook County, and State of Illinois, in consideration of the sum of ten and no/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants to

See Exhibit A for Grantees Names and Addresses, attached hereto and made a part hereof

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

Permanent Index Number (PIN): 13-18-101-092 & 13-18-101-011

3-19-97 [Signature]

Address(es) of Real Estate: 4760-70 N. New England, Harwood Heights, Illinois 60656

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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 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 renewal shall 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, 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 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.

129.50
BMR

97221884

UNOFFICIAL COPY

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 _____ and release _____ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

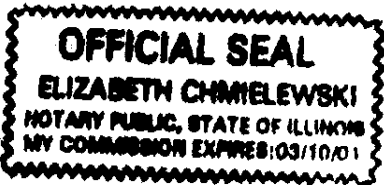
DATED this 19th day of MARCH 1997

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Elio Guzzardi (SEAL) Rosaria Guzzardi (SEAL)

(SEAL) _____ (SEAL)

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 Elio Guzzardi and Rosaria Guzzardi, husband and wife 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 herein set forth, including the release and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 19th day of March 19 97

Commission expires 3/10 192001 NOTARY PUBLIC

This instrument was prepared by Gregory G. Castaldi, 8303 W. Higgins, Chicago, Illinois 60631
(NAME AND ADDRESS)

Legal Description

See Exhibit B for Legal Description, attached hereto and made a part hereof

VILLAGE OF HARWOOD HEIGHTS

MAR 26 '97
43-237
721727 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

050.00

SEND SUBSEQUENT TAX BILLS TO

Elio Guzzardi

(Name)

745 Parkview Circle

(Address)

Elk Grove Village, Illinois 60007

(City, State and Zip)

MAIL TO:

LAW OFFICE OF GREGORY G. CASTALDI

A PROFESSIONAL CORPORATION
8303 W. HIGGINS ROAD, SUITE 300
CHICAGO, ILLINOIS 60631

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO _____



97221884

UNOFFICIAL COPY

EXHIBIT A

Grantees Names and Address:

To each, a one-half (1/2) undivided interest, not as joint tenants with rights of survivorship, but as tenants-in common:

Elio Guzzardi, as Trustee of the Elio Guzzardi Trust under Agreement dated
APRIL 17, 1997
745 Parkview Circle, Elk Grove Village, Illinois 60007

Rosaria Guzzardi, as Trustee of the Rosaria Guzzardi Trust under Agreement dated
AUGUST 19, 1997
745 Parkview Circle, Elk Grove Village, Illinois 60007

Property of Cook County Clerk's Office

67221884

UNOFFICIAL COPY

Property of Cook County Clerk's Office

57221894

UNOFFICIAL COPY

EXHIBIT B

PARCEL 1:

THE EAST 52 FEET OF LOT 17 IN BENJAMINS RIDGEMOOR GOLF CLUB SUBDIVISION OF LOT 1 IN C. R. BALL'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT SCHOOL LOT) AND THE NORTH 25 4/10 ACRES OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

LOT 65 IN LAWRENCE HIGHLANDS, BEING A SUBDIVISION OF LOTS 1, 3, TO 7 BOTH INCLUSIVE, LOTS 9 TO 16 BOTH INCLUSIVE AND LOTS 18 AND 20 IN BENJAMIN RIDGEMOOR GOLF CLUB SUBDIVISION AFORESAID ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

97221894

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 March 11, 2009

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and Sworn to before me by the said [Name] this 11th day of March, 19 2009

"OFFICIAL SEAL"
GREGORY C. CASTALDI
Notary Public, State of Illinois
Commission Expires 11/30/11

Notary Public [Signature]

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 March 11, 2009

Signature [Handwritten Signature]
Grantee or Agent

Subscribed and Sworn to before me by the said [Name] this 11th day of March, 19 2009

"OFFICIAL SEAL"
GREGORY C. CASTALDI
Notary Public, State of Illinois
Commission Expires 11/30/11

Notary Public [Signature]

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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

57221884