

GEORGE E. COLE®
LEGAL FORMS

No. 1990
November 1994

2026/0149 45 001 Page 1 of 4
1998-06-11 11:19:49
Cook County Recorder 37.00

DEED IN TRUST
(ILLINOIS)

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THE GRANTORs ^{NUMBERED} ANTONIO INGRAFFIA, AND DOMENICO GAMBINO, ^(MARRIED) of the County of COOK and State of ILLINOIS

for and in consideration of TEN DOLLARS; and other good and valuable considerations in hand paid,

Convey and (WARRANTS / ^{DUTY CLAIM})* unto An undivided half interest to Antonio Francesco ^{Antonio Francesco as trustee of the} INGRAFFIA, LIVING TRUST and An undivided half interest to ^{Domenico Gambino as trustee of the} DOMENICO GAMBINO, LIVING TRUST, 3607 W. Fullerton, Chicago, IL (Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 28th day of April, 1993, and known as

Trust Number (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of COOK and State of Illinois, to wit:

Above Space for Recorder's Use Only

SEE ATTACHED LEGAL DESCRIPTION.



Village of Elmwood Park
Real Estate Transfer Stamp
\$35

Exempt under paragraph E
SECTION 4 of the Real Estate Transfer Act.

Domenico Gambino
Antonio S. M...

*THIS IS NOT ARMED AND DANGEROUS

Permanent Real Estate Index Number(s): 12-25-429-015 & 016 & 017 & 018 & 12-25-430-001

Address(es) of real estate: 7411 West Grand Avenue, Elmwood Park, IL 60707

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 said 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 said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 presenti 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 198 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 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 said premises or any part thereof; and to deal with said 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter.

BOX 333-CTI

98055364 ACQIM
CTI

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In no case shall any party dealing with said 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 said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said 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 said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 Indenture and by said 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 Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 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 said 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 said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the the above lands is now or hereafter registered, the Registrar of Titles is hereby 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.

And the said grantor 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.

In Witness Whereof, the grantor s aforesaid have ve hereunto set their hand s and seal s

this 3rd day of June, 1998

Antonio Ingraffia (SEAL) Domenico Gambino (SEAL)
Antonio Ingraffia Domenico Gambino

State of Illinois, County of DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Antonio Ingraffia and Domenico Gambino

personally known to me to be the same person s whose name 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 official seal, this 3rd day of June 1998

Commission expires 19 Salvatore R. Spaccaferro
NOTARY PUBLIC



This instrument was prepared by Salvatore R. Spaccaferro 134 W. Lake Street Suite 216 Addison, IL 60101 (Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: { Salvatore R. Spaccaferro (Name)
134 W. Lake St., Suite 216 (Address)
Addison, IL 60101 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Gambino/Ingraffia Trusts (Name)
3607 W. Fullerton Avenue (Address)
Chicago, IL 60647 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

LEGAL DESCRIPTION RIDER

PARCEL 1:

LOT 18 (EXCEPT THE EASTERLY 15 FEET THEREOF) IN BLOCK 2 IN W. F. KAISER AND CO.'S GRAND AVENUE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25 AND THAT PART OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 36 LYING NORTHEASTERLY OF THE 100 FOOT RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RW COMPANY AND SOUTHWESTERLY OF THE CENTER OF GRAND AVENUE ALL IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A 33 FOOT PUBLIC STREET LYING SOUTH OF THE SOUTHERLY LINE OF GRAND AVENUE NORTH OF THE NORTHERLY LINE OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD AND WEST OF THE WEST LINE AND SAID WEST LINE EXTENDED SOUTH OF LOT 18 IN BLOCK 2 IN W. F. KAISER AND COMPANY GRAND AVENUE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25 AND THAT PART OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 36 LYING NORTHEASTERLY OF THE 100 FOOT RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY AND SOUTHWESTERLY OF THE CENTER OF GRAND AVENUE ALL IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 AND THE EASTERLY 10 1/2 FEET OF LOT 2 IN BLOCK 14 IN ELLSWORTH BEING A SUBDIVISION OF BLOCKS 1 TO 10 INCLUSIVE, 13, 14 AND THE WEST 225 FEET OF BLOCK 12, THE NORTH 350 FEET OF BLOCK 11, THE EAST 1/2 OF BLOCK 18 AND THE NORTH 350 FEET OF THE WEST 1/2 OF BLOCK 18 IN CHICAGO HEIGHTS IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 14 IN ELLS- WORTH, A SUBDIVISION OF BLOCKS 1 TO 10, 13, 14 THE NORTH 225 FEET OF BLOCK 12 THE NORTH 350 FEET OF BLOCK 11 THE EAST 1/2 OF BLOCK 18 AND THE NORTH 350 FEET OF THE WEST 1/2 OF BLOCK 18 OF CHICAGO HEIGHTS, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 25; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 25; THENCE NORTH ALONG SAID EAST LINE TO WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25 TO THE SOUTHERLY LINE OF GRAND AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF GRAND AVENUE TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PIN: 12-25-429-015; 12-25-429-016; 12-25-429-017; 12-25-429-018; and 12-25-430-001

COMMON ADDRESS: 7411 West Grand Avenue
Elmwood Park, IL 60707

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STATEMENT BY GRANTOR AND GRANTEE

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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 and hold title to real estate under the laws of the State of Illinois.

Dated 6/3/98, 19 98 Signature: Antonio J. M. As trustee
Grantor or Agent

Subscribed and sworn to before me by the

said Grantor

this 3rd day of June

19 98.

Salvador R. G. [Signature]
Notary Public

Doreen [Signature]
Grantor

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 6/3, 19 98 Signature: Antonio J. M. As trustee
Grantor or Agent

Subscribed and sworn to before me by the

said Grantor

this 3rd day of June

19 98.

Salvador R. G. [Signature]
Notary Public

Doreen [Signature] As trustee
Grantor

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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