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1998-04-09 09:59:54

Cook County Recorder

45.00



Mail Tax Bills To: Juseph S. Falvo, Trustee Mary L. Faivo, Trustee 137 Mason Calumet City, 1L 60409

Tux No.: 30-17-210-02 (alumet City ITC

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DEED IN TRUST

THIS INDENTURE WITNESSETH, That JOSEPH S. FALVO AND MARY L. FALVO, HUSBAND AND WIFE, of Cook County, Illinois, CONVEY and WARRANT

AN UNDIVIDED ONE-HALF (1/2) INTEREST TO JOSEPH S. FALVO AS TRUSTEE OF THE JOSEPH S. FALVO DECLARATION OF TRUST DATED January _ \$\mathcal{I}\$, 1998

AN UNDIVIDED ONE-HALF (1/2) INTEREST TO MARY L. FALVO AS TRUSTEE OF THE MARY L. FALVO DECI ARATION OF TRUST DATED January <u>\$\mathcal{G}\$</u>, 1998

hereinafter respectively referred to as "Trustee of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, the receipt whereof is hereby acknowledged, the following described real estate in Cook County, in the State of Illinois, to-wit:

Lot 34 and East 8 feet of Lot 35 in Block 5 in Fair www. Addition, being a Subdivision of the South 320 feet of the North 1896 feet of Fractional Section 77, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

Full power and authority is hereby granted to said Trustee to mortgage, sell and convey said real estate and also to encumber same with restrictions.

In no case shall any party dealing with said Trustee in relation to said primises or to whom said real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Unists 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 Agreements; and every deed, trust deed, 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 or other instrument:

- a. that at the time of the delivery thereof the Trusts created by this indenture and by said Trust Agreements were 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 Agreements or in some amendment thereof binding upon all beneficiaries thereunder;
- c. that said Trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, or other instrument; and

I hereby declare that the attached deed represents a transaction exempt from taxaction under the Chicago Transaction Tax ordinarce by paragraph(s) _____or Section 200.1-286 or said ordinarce.

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d. if the conveyance to 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.

Neither said Trustee nor his successors in trust shall be personally liable upon any conveyance by either of them, either by deed or mortgage.

In the event of JOSEPH S. FALVO'S absence, death or inability to act, MARY L. FALVO is hereby named as his Successor Trustee, and in the further event of Mary L. Faivo's absence, death or inability to act, Carol L. Dillner is appointed as Trustee in her place and stead. If Carol L. Dillner is unable or unwilling to act as Trustee, Jane M. Wolan shall bet as Trustee, in her place and stead, with all the powers herein granted to said Trustee in the absence, death or insoility to act on the part of said Trustee and any conveyance or mortgage by such successor trustee or trustees shall be conclusive evidence of their authority to execute the same.

In the event of WARY L. FALVO'S absence, death or inability to act, JOSEPH S. FALVO is hereby named as her Successor Trenes, and in the further event of Joseph S. Falvo's absence, death or inability to act, Carol L. Dillner is appointed as Trustee in his place and stead. If Carol L. Dillner is unable or unwilling to act as Trustee, Jane M. Wolan shall act as Trustee, in her place and stead, with all the powers herein granted to said Trustee in the absence, death or inability to act on the part of said Trustee and any conveyance or mortgage by such successor trustee or trustees shall be conclusive evidence of their authority to execute the same.

MARY L. FALVO

STATE OF INDIANA) SS:

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COUNTY OF LAKE

Before me the undersigned, a Notary Public in and for said County and Statz, personally appeared JOSEPH S, FALVO AND MARY L. FALVO, HUSBAND AND WIFE and acknowledged me execution of the foregoing Deed as their voluntary act and deed for the uses and purposes therein set forth.

Timothy P. Gulvin, Jr.

Notary Public

My Commission Expires:

October 25, 1998

My County of Residence:

Lake County

TV (COCC. TO".
This Instrument Prepared By: Timothy P. Galvin, Jr., Attorney No. 7042-45, Galvin, Galvin & Leeney, 5231 Hohman Avenue, Hammond, IN 46320.

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

Dated 4 7 1998	signature 1) (pickets)
	Grantor or Agent
Subscribed and sworn to before me by the	
said Ver hell	
this day of	t production in the second control of the se
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Colema a Catte	Cotton Public Citate of Illimois (c. 1875) 18 Computer - Dune (1819) 18 September - September 18
Notary Public	
4	
assignment of beneficial interest in a land tri foreign corporation authorized to do business partnership authorized to do business or acqui	shat the name of the grantee shown on the deed or ist is either a natural person, an Illinois corporation or is or acquire and hold title to real estate in Illinois, a fre and hold title to real estate in Illinois, or other entity usiness or acquire and hold title to real estate under the
Dated 1, 19 18	Signature: DA (12) Legy
	Grantee or Agent
Subscribed and sworn to before me by the	y_{x}
said Vi. UShevil	ii C
this day of spir	
19 <u>7</u> X .	
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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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]