

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

99939570



THIS INSTRUMENT PREPARED BY  
AND MAIL TO:

William W. Thorsness, Esq.  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, IL 60523

SEND SUBSEQUENT TAX BILLS TO:

James M. Valenti, Trustee  
776 Pleasant Lane  
Glenview, IL 60025

DEPT-01 RECORDING	\$25.50
T#0011 TRAN 6365 10/05/99 11:32:00	
#2337 ÷ TB #-99-939570	
COOK COUNTY RECORDER	

This space for recorder's use only



**THE GRANTOR**, JAMES M. VALENTI, married to PATRICIA A. VALENTI, of the Village of Glenview, County of Cook, State of Illinois, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and warrants to JAMES M. VALENTI, not individually, but solely as Trustee under the provisions of a trust agreement dated September 23, 1999, and known as the JAMES M. VALENTI TRUST DATED SEPTEMBER 23, 1999 (hereinafter referred to as the "Trust"), and unto all and every successor or successors in trust under said trust agreement, the following described real estate located in the County of Cook and State of Illinois, to wit:

The West 147.75 feet as measured on the North and South Line thereof of Lot 4 in Cormac Subdivision, being a Subdivision of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index No.: 04-25-202-108-0006

Address of Real Estate: 776 Pleasant Lane  
Glenview, Illinois 60025

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, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide 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 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 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.

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 said 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

25.50

S-4  
P-2  
N  
M-4  
RW



STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

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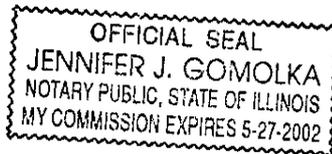
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real-estate under the laws of the State of Illinois.

Dated: September 23, 1999

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

Grantor

Subscribed and sworn to before me by the said Grantor this 23rd day of September, 1999.



Notary Public \_\_\_\_\_

*Jennifer J. Gomolka*

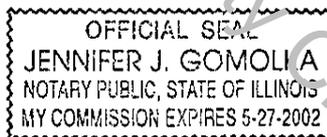
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: September 23, 1999

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

Grantee

Subscribed and sworn to before me by the said Grantee this 23rd day of September, 1999.



Notary Public \_\_\_\_\_

*Jennifer J. Gomolka*

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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