

UNOFFICIAL COPY



DEED IN TRUST
WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor(s), **Peter G. Karountzos, a single person, of the Village of Bartlett,**

Doc#: 0534649011 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/17/2005 10:06 AM Pg: 1 of 3

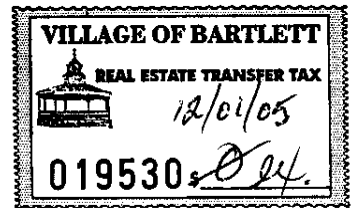
of the County of **Cook** and the State of **Illinois** for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey(s) and warrant(s) unto the **ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois, 60143, an Illinois**

Corporation, as Trustee under the provisions of a trust agreement dated **October 26, 2005** and known as **Trust Number 12204** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

PIN # 06-31-200-003

PROPERTY ADDRESS: 153 Fountain Grass Circle, Bartlett, IL 60103

LEGAL: Building 26, Unit 2 together with its undivided percentage interest in the common elements in Herons Landing Unit condominium as delineated and defined in the declaration recorded January 6, 2005 as document number 0500634063, in the north half of section 31, township 41 north, range 9, east of the third principal meridian, in Cook County, Illinois.



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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said property as often as desired, to contract to sell, to grant options, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, hereby declared to be personal property and to be in the earnings, avails and proceeds arising from this disposition of the premises; the intention hereof being to vest in the said **ITASCA BANK & TRUST CO.**, the entire legal and equitable title in fee, in and to all of the premises above described.

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This conveyance is made upon the express understanding and condition that neither ITASCA BANK & TRUST CO., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 has/have hereunto set their hand(s) and seal this **October 26, 2005**

Peter Karountzos

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS

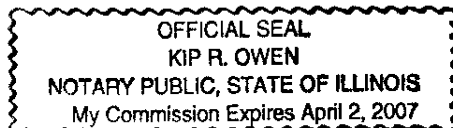
County of Cook

SS.

I, Kip R. Owen a Notary Public in and for said County, in the State aforesaid do hereby certify that **Peter G. Karountzos** personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 Notarial Seal this 26th day of October A.D. 2005

Kip R. Owen
Notary Public



EXEMPT UNDER PROVISIONS
OF PARAGRAPH E SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW
DATE: _____

Signature of Buyer, Seller or Representative

PLEASE MAIL TO:
Itasca Bank & Trust Co.
Attn: Trust Department
308 W Irving Park Road
Itasca IL 60143

PROPERTY ADDRESS
153 Fountain Grass Circle
Bartlett, IL 60103

MAIL SUBSEQUENT BILLS TO:
Itasca Bank & Trust Co.
Attn: Trust Department
Land Trust #12204
308 W. Irving Park Road
Itasca, IL 60143

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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: 10-26-05

Signature *Peter D. Danforth*
Grantor or Agent

Subscribed and sworn to before me by the said grantor/agent the date above written.

Kip R. Owen
Notary Public



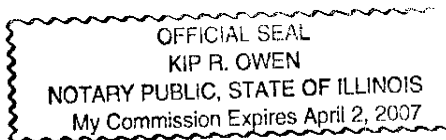
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 10-26-05

Signature *Peter D. Danforth*
Grantee or Agent

Subscribed and sworn to before me by the said grantee/agent the date above written.

Kip R. Owen
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.)