

UNOFFICIAL COPY

DEED IN TRUST

The Grantors, **KONSTANTINOS HORAITIS** and **MARIA HORAITIS**, His Wife, of 1425 Granville, Park Ridge, Illinois, 60068 in consideration of the sum of TEN dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to **KONSTANTINOS HORAITIS** and **MARIA HORAITIS**, of 1425 Granville, Park Ridge, Illinois, 60068 as Co-Trustees, under the terms and provisions of a certain Trust Agreement dated the **March 14, 2007**, and designated as **Trust No. 071425**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT SEVEN (7) IN DAVID B. CAHILL'S ADDITION TO PARK RIDGE BEING A RESUBDIVISION OF LOT ONE (1) IN BLOCK ONE (1) IN SCHOOL LOT SUBDIVISION NO. ONE (1) IN THE SUBDIVISION OF THAT PART OF THE NORTH FIVE (5) ACRES OF THE WEST (W1/2) HALF (EXCEPT THE EAST FIFTEEN (15) ACRES THEREOF, OF LOT ONE (1) IN THE NORTH WEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING IN THE NORTH FIVE (5) ACRES OF THAT PART OF THE SOUTH WEST QUARTER (SW1/4) OF THE NORTH WEST QUARTER (NW1/4) LYING WEST OF THE EAST FIFTEEN (15) ACRES THEREOF, IN SAID SECTION TWO (2), IN COOK COUNTY, ILLINOIS.

P.I.N. 12-02-114-047-0000
Address: 1425 Granville, Park Ridge, Illinois 60068



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 27722

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 manage, 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, highway 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 renewable 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 instruments; 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.

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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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon their removal from the County, **CHRISTOS HORAITIS and GEORGE HORAITIS** are then appointed as Successor Co-Trustees 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 Grantors 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 14th day of March, 2007.

Konstantinos Horaitis Maria Horaitis
KONSTANTINOS HORAITIS **MARIA HORAITIS**

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, **KONSTANTINOS HORAITIS and MARIA HORAITIS**, personally known to me to be the same persons whose names 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 14th day of March, 2007.

John Sakellaropoulos
Notary Public



This instrument was prepared by
John Sakellaropoulos, Attorney At Law
7622 W. 159th St., Suite B
Orland Park, Illinois 60462

EXEMPT UNDER REAL ESTATE TRANSFER TAX
LAW 35 ILCS 200/31-45 SUB PAR. E AND COOK
COUNTY ORD. 93-0-27 PAR. E
DATE: 03/14/07 SIGN. [Signature]

Mail To:
KONSTANTINOS HORAITIS
MARIA HORAITIS
1425 Granville
Park Ridge, Illinois, 60068

Send Bills To:
KONSTANTINOS HORAITIS
MARIA HORAITIS
1425 Granville
Park Ridge, Illinois, 60068

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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 03-14, 2007

Signature: Konstantinos Horaitis
Grantor or Agent

Subscribed and sworn to before me
By the said Konstantinos Horaitis
This 14 day of MARCH, 2007
Notary Public J Sakellariopoulos



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

Date 03-14, 2007

Signature: Konstantinos Horaitis
Grantee or Agent

Subscribed and sworn to before me
By the said Konstantinos Horaitis
This 14 day of MARCH, 2007
Notary Public J Sakellariopoulos



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.)