

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

**THE GRANTORS,** IOANNIS  
ARIANAS and HELEN  
ARIANAS, husband and wife,  
whose street address is 8516 North  
Ozanam Avenue, Niles, County of  
Cook and State of Illinois, for the  
consideration of Ten and No/100  
Dollars (\$10.00), and other good  
and valuable considerations in hand  
paid, Convey and Warrant unto

DEMETRA (TOULA) KONTOS  
c/o 8516 North Ozanam Avenue  
Niles, Illinois 60714

as Trustee under the provisions of a trust agreement known as THE IOANNIS A. and HELEN  
ARIANAS TRUST DATED MARCH 18, 2008 (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 property in the County of Cook and  
State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY  
REFERENCE THERETO

**Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.**

3/18/08  
Date

[Signature]  
Agent

Permanent Real Estate Index Number(s): 09-24-107-042-0000

Address(es) of real estate: 8516 North Ozanam Avenue, Niles, Illinois,  
60714

VILLAGE OF NILES  
REAL ESTATE TRANSFER TAX  
3-26-08 TW  
8516 OZANAM  
16677 \$ EXEMPT

**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 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



Doc#: 0809134111 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/31/2008 03:28 PM Pg: 1 of 5

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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 99 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 time 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 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 containing 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.

And the said grantors 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.



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EXHIBIT "A"

Legal Description

LOT 66 IN CALLERO AND CATINO'S RESUBDIVISION OF PART OF THE 7<sup>TH</sup> ADDITION TO GRENNAN HEIGHTS, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 8516 North Ozanam Avenue, Niles, Illinois 60714

PIN: 09-24-107-042-0000

8029836.1

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

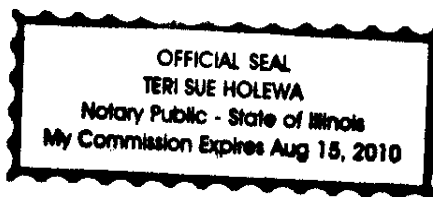
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 3/20, 2008

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor's Agent this 20 day of March, 2008.

[Signature]  
Notary Public



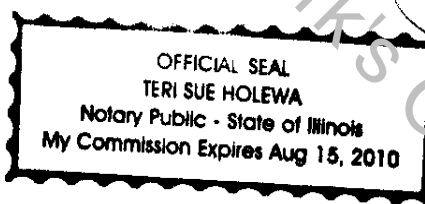
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/20, 2008

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee's Agent this 20 day of March, 2008.

[Signature]  
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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)