

# UNOFFICIAL COPY



## TRUST TO TRUST DEED

Doc#: 0901429060 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/14/2009 03:43 PM Pg: 1 of 4

(The Above Space for Recorder's Use Only)

**THIS INDENTURE**, made this 6<sup>th</sup> day of January, 2009, between William P. Karavas and Barbara R. Karavas, not personally but as co-trustees of the Karavas Living Trust dated July 28, 2000, and any amendments thereto, and in consideration of the sum of ten (\$10) Dollars, and other goods and valuable considerations in hand paid, does hereby convey and quit-claim an undivided (1/2) one-half interest unto William P. Karavas and Barbara R. Karavas, as Co-Trustees of William P. Karavas Trust under the provisions of a trust agreement dated January 6, 2009, and an undivided (1/2) one-half interest unto William P. Karavas and Barbara R. Karavas, as Co-Trustees of Barbara R. Karavas Trust under the provisions of a trust agreement dated January 6, 2009, the following described real estate in the County of Cook, State of Illinois:

Lot 3 in Woodside Manor Subdivision being a subdivision of part of Lot 19 in County Clerk's Division of the Northeast 1/4 in the South 1/2 of Section 17, Township 41 North, Range 9, East of the Third Principal Meridian in Cook County, Illinois.

PIN # 06-17-301-005-0000

Commonly Known As: 26 Glen Echo Street, Elgin, IL 60120



**TO HAVE AND TO HOLD** said premises with the appurtenances upon the trusts for the uses and purposes herein in said 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 successor in trust all of the title, estate, power 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 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

Subject to Real Estate Transfer Tax Act Sec. 4  
and \_\_\_\_\_ & Cook County Ord. 95104 Par. \_\_\_\_\_

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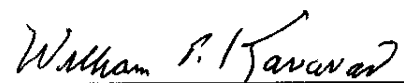
and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition 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 an 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 this 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 the 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 contained in the Indenture and 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor, William P. Karavas and Barbara R. Karavas, as co-trustees of the Karavas Living Trust dated July 28, 2000, 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.

The grantors have set their hands  
and seals on this 6<sup>th</sup> day of January, 2009.



William P. Karavas, as co-trustee of the Karavas Living Trust dated July 28, 2000



Barbara R. Karavas, as co-trustee of the Karavas Living Trust dated July 28, 2000

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STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK        )

I, a Notary Public in and for the County and State, CERTIFY that William P. Karavas and Barbara R. Karavas 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 he/she signed, sealed, and delivered the said instrument as his/her 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 6<sup>th</sup> day of January, 2009

  
\_\_\_\_\_  
NOTARY PUBLIC



Prepared by: Janna Dutton, One North LaSalle St., Suite 1700, Chicago, IL 60602

Address of Property: 26 Glen Echo Street, Elgin, IL 60120

(The above address is for statistical purposes only and is not part of this deed.)

Mail Recorded  
Document to :

Janna Dutton & Associates, P.C.  
One North LaSalle St., Suite 1700  
Chicago, IL 60602

Mail Subsequent Tax  
Bills to :

William P. Karavas and Barbara R. Karavas  
26 Glen Echo  
Elgin, IL 60120

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 January 14, 2009

Signature: Janna Dutton  
Grantor or Agent

Subscribed and sworn to before me:

By the said  
This 14th day of Jan, 2009  
Notary Public Jeannette Ruoff



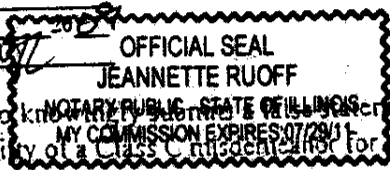
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 14, 2009

Signature: Janna Dutton  
Grantee or Agent

Subscribed and sworn to before me:

By the said  
This 14th day of Jan, 2009  
Notary Public Jeannette Ruoff



NOTE: Any person who knowingly furnishes false information 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.)