

# UNOFFICIAL COPY

## DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor(s)  
Theodore P. Ploplis, never married

of the City of Chicago, County of Cook, and  
State of Illinois, in consideration of the sum of Ten and no/100 (\$10.00)  
Dollars, and other good and valuable consideration, the receipt of which  
is hereby acknowledged, hereby conveys and quit claims to

Theodore P. Ploplis, as trustee of the Theodore P. Ploplis Trust dated  
September 7, 2011

and to any and all successors as Trustee appointed under said Trust  
Agreement, or who may be legally appointed, the following described real  
estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE  
PART HEREOF AS "EXHIBIT A".



Doc#: 1127018000 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/27/2011 09:50 AM Pg: 1 of 4

Above Space for Recorder's Use Only

Permanent Real Estate Index Number(s): 13-02-300-005-1020

Address of Real Estate: 3900 W. Bryn Mavr. #210, Chicago, IL 60659

TO HAVE AND 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 that trust  
property, or any interest therein, as security for advances or loans, (d) To dedicate parks, streets, highways 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 and such  
leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify 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 instrument; 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 such 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.

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.

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.

The Grantor(s) hereby waive(s) and release(s) 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 7th day of September, 2011.

(SEAL)

*Theodore P. Ploplis*

(SEAL)

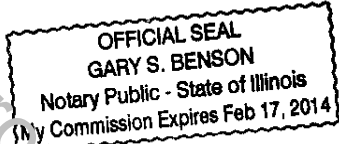
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STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT THEODORE P. PLOPLIS, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 7<sup>th</sup> day of SEPTEMBER, 2011.




Gary S. Benson  
Notary Public

Future Taxes to Grantees' Address



After Recording, Mail to:

Gary S. Benson  
Attorney At Law  
2615 N. Sheffield Avenue  
Chicago, IL 60614

This Instrument was Prepared by: Gary S. Benson, Attorney At Law  
Whose Address is: 2615 N. Sheffield Avenue, Chicago, IL 60614

REAL ESTATE TRANSFER	09/27/2011
 CHICAGO:	\$0.00
CTA:	\$0.00
<b>TOTAL:</b>	<b>\$0.00</b>

13-02-300-005-1020 | 20110901600151 | GX38E6

REAL ESTATE TRANSFER	09/27/2011
  COOK	\$0.00
ILLINOIS:	\$0.00
<b>TOTAL:</b>	<b>\$0.00</b>

13-02-300-005-1020 | 20110901600151 | RW9P0K

Exempt Under Paragraph E, Section 4  
of the Real Estate Transfer Tax Act.

Gary S. Benson      9-13-11  
Signature                                  Date

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## LEGAL DESCRIPTION

PARCEL 1:

UNIT 310 IN CONSERVANCY AT NORTH PARK CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 833.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 06 MINUTES 24 SECONDS EAST ON THE EAST LINE OF SAID TRACT A DISTANCE OF 583 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 255.38 FEET; THENCE NORTH A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ON THE LAST DESCRIBED LINE 89.0 FEET; THENCE WEST 78.0 FEET, THENCE NORTH 10.0 FEET, THENCE WEST 48.0 FEET, THENCE SOUTH 20.0 FEET, THENCE WEST 78.0 FEET THENCE SOUTH 89 FEET THENCE EAST 204 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94923282 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 310 AND STORAGE SPACE 310, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94923282

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, AS DOCUMENT 94923280

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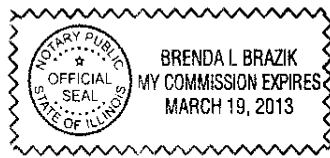
## STATEMENT BY GRANTOR AND GRANTEE

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 9/7/11, 20 11

Signature: *Sherida P. Ploplis*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Theodore P. Ploplis  
This 7<sup>th</sup> day of September, 20 11  
Notary Public Brenda L. Brazik



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 9/7, 20 11

Signature: *Sherida P. Ploplis*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Theodore P. Ploplis  
This 7<sup>th</sup> day of September, 20 11  
Notary Public Brenda L. Brazik



**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.)