

UNOFFICIAL COPY



Doc#: 1127855000 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/05/2011 09:36 AM Pg: 1 of 4

DEED IN TRUST

THE GRANTOR(S) PAUL RAFTIS and DIANA RAFTIS, his wife, of the Village of Northlake, County of Cook, in the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY(S) and QUIT CLAIMS to: DIONYSIA RAFTIS, as Trustee of the DIONYSIA RAFTIS TRUST DATED AUGUST 14, 2010, of 129 Golfview Dr., Northlake, Illinois 60164, 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 AS EXHIBIT "A"

EXEMPT PURSUANT TO PARAGRAPH (E) SECTION 31-45, REAL ESTATE TRANSFER TAX ACT.

PERMANENT INDEX NUMBER(S):

Commonly known as: 129 Golfview Dr., Northlake IL 60164
GOLF VIEW DR -

12-31-483-010-0000

6/25/11
Date

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, and 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, 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 any such leasehold or renewal shall not exceed a single term of 99 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 they 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; 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.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and 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.

UNOFFICIAL COPY

All 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 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 23rd day of June, 2011.

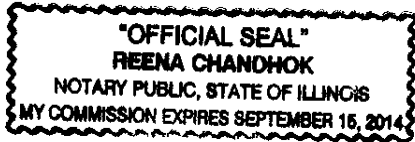
Paul Raftis
Paul Raftis

Diana Raftis / Dionysia Raftis
Diana Raftis / Dionysia Raftis

STATE OF ILLINOIS, COUNTY OF DePue ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL RAFTIS and DIANA RAFTIS, are 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 23rd day of June 20 11.



[Signature]
(Notary Public)

Deed Prepared By:
Vincent C. Argento
Argento Law Group, P.C.
1100 N. Arlington Hts. Rd.; Ste. 510
Itasca IL 60143

Send Tax Bill To:
Dionysia Raftis, as Trustee
129 Golfview Dr.
Northlake, IL 60164

After Recording Return To:
Vincent C. Argento
Argento Law Group, P.C.
1100 N. Arlington Hts. Rd.; Ste. 510
Itasca IL 60143

TRANSFER
STAMP



CITY
OF
NORTHLAKE

From:

UNOFFICIAL COPY

10/05/2011 16:30

#456 P.001/001

EXHIBIT A

Lot10, Block 1 of the Midland Development Companies Northlake Village Unit number 6, subdivision in southeast quarter of section 31-40-12. Recorded August 26, 1940 as Document number 12535885.

PIN # 12-31-403-010-0000

Property address : 129 Golf View Drive, Northlake IL 60164

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

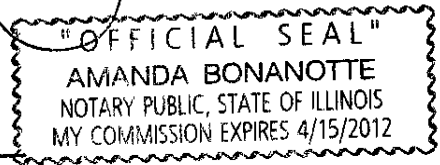
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 October 4, 2011

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent
THIS 4th DAY OF October 2011

NOTARY PUBLIC Amanda Bonanotte



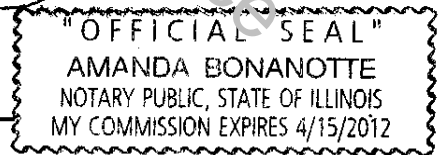
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date October 4, 2011

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent
THIS 4th DAY OF October 2011

NOTARY PUBLIC Amanda Bonanotte



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.]