

UNOFFICIAL COPY
DEED IN TRUST

THE GRANTORS, **FRANK SIKARAS and HELEN SIKARAS**, of the county of Cook and State of Illinois, in consideration of the sum of TEN DOLLARS (\$10.00), CONVEY and QUITCLAIM unto

HELEN SIKARAS
3035 Lexington Lane,
Glenview, Illinois 60025

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement known as:

THE HELEN SIKARAS LIVING TRUST
dated AUGUST 16, 2006

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 estate in the County of FLAGLER, and State of FLORIDA, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number.: **04-21-211-001-1046**
Address of real estate: **3035 Lexington Lane, Glenview, IL 60025**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust, 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, street, 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 authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge of 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 the present or in the future, and upon any 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 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 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 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 specified, at any time or times hereafter.



Doc#: **1235516135** Fee: **\$44.00**
Karen A. Yarbrough RHSP Fee: **\$10.00**
Cook County Recorder of Deeds
Date: 12/20/2012 04:21 PM Pg: 1 of 4

(This Space for Recorder's Use Only)

Exempt under provision of Paragraph e
Section 31-45, Property Tax Code
Date 12-19-12 Jim B. [Signature]
Buyer, Seller, Representative

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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 obligated 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 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 contained in the 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 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 grantor hereby expressly waives 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.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 19 day of NOVEMBER, 2012.

Frank Sikaras (SEAL)
FRANK SIKARAS

Helen Sikaras (SEAL)
HELEN SIKARAS

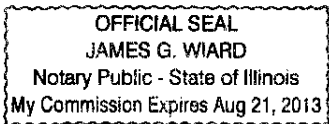
State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that

FRANK SIKARAS and HELEN SIKARAS

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 19th day of NOVEMBER, 2012.



James G. Wiard
NOTARY PUBLIC

This instrument was prepared by: James G. Wiard, 53 W. Jackson Boulevard, Suite 1522, Chicago, Illinois 60604

MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
(Name) James G. Wiard.	(Name) HELEN SIKARAS
(Address) 53 W. Jackson Boulevard, Suite 1522	(Address) 3035 Lexington Lane
(City, State, Zip) Chicago, Illinois 60604	(City, State, Zip) Glenview, Illinois 60025

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LEGAL DESCRIPTION
3035 LEXINGTON LANE
GLENVIEW, ILLINOIS 60025

PARCEL I:

UNIT 5-13-L-42 IN PRINCETON CLUB TOWNE VILLAS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN PRINCETON CLUB TOWNE VILLAS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 1 IN THE PRINCETON CLUB, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 3, 1994 AS DOCUMENT NUMBER 94-394,980, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL II:

NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS BY PEDESTRIAN AND VEHICULAR, NON-COMMERCIAL TRAFFIC AS CREATED, LIMITED AND DEFINED IN DECLARATION AND GRANT OF EASEMENT RECORDED MARCH 25, 1993 AS DOCUMENT NUMBER 93,224,271 OVER, UPON AND ALONG THE ROADS AND STREETS CONSTRUCTED UPON THE CONDOMINIUM PARCEL (AS DESCRIBED AT EXHIBIT B AND DEFINED THEREIN).

PARCEL III:

NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED BY THAT CERTAIN DECLARATION OF CONDOMINIUM FOR THE PRINCETON CLUB CONDOMINIUM RECORDED JUNE 4, 1991 AS DOCUMENT NUMBER 91-257,713 FOR THE PURPOSE OF ACCESS AND INGRESS TO, AND EGRESS FROM, AND THE USE, BENEFIT AND ENJOYMENT OF THE RECREATIONAL FACILITIES (BEING A PORTION OF THE COMMON ELEMENTS OF SAID CONDOMINIUM AS DEFINED AND DESCRIBED IN SAID DECLARATION

PIN: 04-21-211-001-1046

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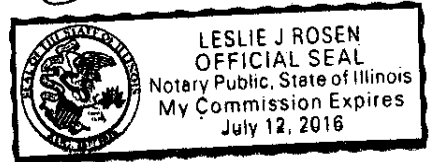
STATEMENT BY GRANTOR AND GRANTEE

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 12/20, 2012

Signature: *James Edward*
Grantor or Agent

Subscribed and sworn to before me
By the said James Edward
This 20 day of December, 2012
Notary Public *Leslie Rosen*

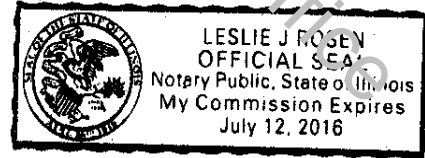


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/20, 2012

Signature: *James Edward*
Grantee or Agent

Subscribed and sworn to before me
By the said James Edward
This 20 day of Dec., 2012
Notary Public *Leslie Rosen*



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.)