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DEED IN TRUST (ILLINOIS)



Doc#: 1322019048 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2013 12:36 PM Pg: 1 of 5

THE GRANTORS,

Evangelos Stavrou and Ourania
Stavrou, his wife, 6431 N. Keating Ave.
Lincolnwood, IL 60646

Above space for Recorder's Office Only

of the County of Cook and State of Illinois and in consideration of the sum of (\$10.00) Ten DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to Evangelos Stavrou and Ourania Stavrou, Husband and Wife, as Tenants by the Entirety, as Trustees of the Stavrou Joint Trust Dated July 19, 2013, 6431 N. Keating Ave, Lincolnwood, IL 60646 and to any and all successors as the Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 56 IN 3RD CICERO DEVON AVENUE ADDITION BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 10-34-320-005-0000

Address(es) of real estate: 6431 N. Keating Ave, Lincolnwood, IL 60646

Exempt under the provisions of paragraph e, Section 4, Real Estate Transfer Tax Act.

7/19/2013
Date

Ourania Stavrou
Grantor/Grantee

Subject to: General real estate taxes for the year 2012 and subsequent years; covenants; conditions; easements; and restrictions of record.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following

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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 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, 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 any such leasehold or renewal shall not exceed a single term of 198 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 be required to see that the terms of the trust have been complied with, or to inquire 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 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 into 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 person 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.

4. In the event of the inability, refusal of the Trustee herein named to act, or upon his removal from the County then a Successor Trustee is appointed herein with like powers and authority as is vested in the Trustee named herein.

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 Grantors hereby waive and release 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.

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DATED this 19th day of July, 2013

Evangelos Stavrou
Evangelos Stavrou

Ourania Stavrou
Ourania Stavrou

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Evangelos Stavrou and Ourania Stavrou personally known to me to be the same person(s) whose name(s) 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 July, 2013.

Commission expires 6/23 2017



NOTARY PUBLIC

This instrument was prepared by:
Jeffrey S. McDonald
DiMonte and Lizak, LLC
216 West Higgins Road
Park Ridge, IL 60068



MAIL TO:
Jeffrey S. McDonald
DiMonte and Lizak, LLC
216 Higgins Rd
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:
Evangelos Stavrou
6431 N Keating Ave
Lincolnwood, IL 60646

UNOFFICIAL COPYTHIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:ATTACH TO ALL EXEMPT
AND NON-EXEMPT DEEDSVillage of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Evangelos Stavrou and Ourania StavrouMailing Address: 6431 N. KeatingLincolnwood, IL 60712

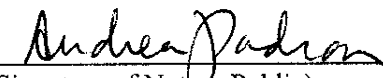
Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 6431 N. KeatingLincolnwood, IL 60712Property Index Number (PIN): 10-34-210-005-0000Water Account Number: 007146-000Date of Issuance: 7/26/13State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 7/26/13, by Andrea Padron.By: Robert J. Merkel
Finance Director
(Signature of Notary Public)
(SEAL)

THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.

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STATEMENT BY GRANTOR AND GRANTEE

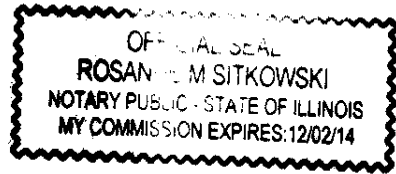
The grantor or his agent affirm that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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: 8-7-13

Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me
this 7th day of August, 2013

Notary Public Rosanne M. Sitkowski



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.

Dated: 8-7-13

Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me
this 7th day of August, 2013

Notary Public Rosanne M. Sitkowski



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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)