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DEED IN TRUST
(ILLINOIS)

MAIL TO:

John C. Haas
Attorney at Law
115 S. Emerson Street
Mount Prospect, IL 60056-3245

Doc#: 1405149002 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 02/20/2014 09:18 AM Pg: 1 of 6

NAME & ADDRESS OF TAXPAYER:

Voula Trakas
907 W. Kenilworth Avenue
Palatine, IL 60067

THE GRANTOR, **VOULA S. TRAKAS**, a widow, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten & no/100 Dollars, and other good and valuable considerations, in hand paid, CONVEYS and WARRANTS to: **VOULA TRAKAS**, as Trustee under the **VOULA TRAKAS DECLARATION OF TRUST** dated May 4, 1998, 907 W. Kenilworth Avenue, Palatine, Illinois 60067 (hereinafter referred to as "said trustee," regardless of the number of trustees), grantee,

and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

The North 150 feet of the East 1/2 of Lot 1 in Block 9 in A. T. McIntosh and Company's Palatine Estates Unit Number 2 in the North 1/2 of the Northwest 1/4 of Section 26, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois except that part described as follows:

Commencing at the Northeast corner of Lot 1 in Block 9 in A. T. McIntosh and Company's Palatine Estates Unit Number 2; thence West along the North line of said Lot 1, a distance of 26.65 feet, to the West line of Public Highway dedicated by plat recorded February 16, 1933 as Document 11200341 for the point of beginning; thence South along said West line of Public Highway 9.0 feet; thence Northwest on a straight line 14.2 feet, to a point on the North line of Lot 1 aforesaid 11.0 feet West of the point of beginning; thence East along said North line 11.0 feet, to the point of beginning, all in Cook County, Illinois. ALSO

The East 1/2 of Lot 1 (except the North 150 feet as measured on the East line thereof) in Block 9 in A. T. McIntosh and Company's Palatine Estates Unit Number 2 in the North 1/2 of the Northwest 1/4 of Section 26, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 02-26-103-012 and 02-26-103-013

Address of Real Estate: 828 S. Hicks Road, Palatine, Illinois 60067

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TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses and purposes herein and by said trust agreement set forth

Exempt under provisions of Paragraph 1, Section 4 of Real Estate Transfer Act

Date

Grantor, Grantee or Agent

Full power and authority is 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 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 another trustee or to a successor or successor in trust and to grant to such successor or successors to trust all of the title, estate, powers 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 present or in 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 99 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 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 or 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 way, 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 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 the 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 this 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 and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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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.

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 note 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 cases made and provided.

And the said grantor hereby expressly waives and releases 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.

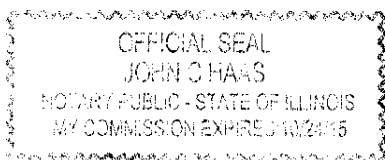
IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 10th day of May, 2013.

Voula S. Trakas (SEAL)
VOULA S. TRAKAS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following person, **VOULA S. TRAKAS**, a **widow**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 10th day of May, 2013.



John C. Haas
Notary Public

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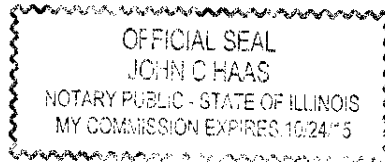
STATEMENT BY GRANTOR AND GRANTEE

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 May 10, 2013

Signature: *Voula S. Trakas*
Grantor or Agent

Subscribed and sworn to before me
by the said VOULA S. TRAKAS
this 10th day of May, 2013.



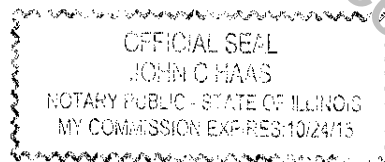
John C. Haas
Notary Public

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 May 10, 2013

Signature: *Voula S. Trakas*
Grantee or Agent

Subscribed and sworn to before me
by the said VOULA TRAKAS
this 10th day of May, 2013.



John C. Haas
Notary Public

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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RECORDER OF DEEDS OF COOK COUNTY
AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

VOULA S. TRAKAS, being duly sworn on oath, states that she resides at 907 W. Kenilworth Avenue, Palatine, Illinois 60067. That the attached deed is not a violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interest therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.

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- 1) The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 2) The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 3) The conveyance is made to correct descriptions in prior conveyances.
- 4) The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1956, and not involving any new streets or easements of access.
- 5) The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

Property of Cook County Clerk's Office

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

Affiant hereby states that she makes this Affidavit for the purpose of inducing the Recorder of Cook County, Illinois to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

VOULA S. TRAKAS

 VOULA S. TRAKAS

Subscribed and sworn to before me
this 10th day of May, 2013

[Signature]

 Notary Public

[Faint signature]

 [Faint text]