WARRANTY DEED IN THUST OFFICIAL COPY



Doc#: 1528644020 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 10/13/2015 11:39 AM Pg: 1 of 4

THIS INDENTURE WITNESSTH, that the grantor(s)

THEO P. GEORGOPOULOS and JETTA S. GEORGOPOULOS OF 8109 W. 30TH STREET, NORTH RIVERSIDE, of the County of COOK and State of ILLINOIS 60546.,

for and in consideration of TEN DOLLARS in hand paid, convey(s) and warrant(s) unto THEO P. GEORGOPOULOS, whose address is 8109 W. 30TH STREET, NORTH RIVERSIDE, ILLINOIS 60546,

as trustee under the provisions of a trust agreement dated JULY 20, 2015, to an undivided 1/.2 interest, and known as the THEO P. GEORGOPOULOS TRUST, THEO P. GEORGOPOULOS, TRUSTEE, and an undivided 1/2 interest unto JETTA S. GEORGOPOULUS, whose address is 8109 W. 30th Street, North Riverside, Illinois 60546, as Trustee, under the provisions of a trust agreement dated July 20, 2015 and known as the JETTA S. GEORGOPOULUS TRUST, JETTA S, GEORGOPOULUS, TRUSTEE, the following described real estate in the County of Cook, State of Illinois, & wit:, and known as Trust Number , the following described real estate in the County of and State of Illinois, to wit:

THE WEST 40 FEET OF THE EAST 140 FEET OF THE NORTH 1/4 OF BLOCK 6 IN KIMBARK AND HURDARDIS SURDIVISION OF THE SOUTH 1/2 OF SECTION 36. TOWNSHIP 20 NORTH DANGE 12

HUBBARD'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 26. TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ALINOIS

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECOPD, IF ANY

Permanent Real Estate Index Number(s): 15-26-416-014-0000 Address of Real Estate: 8109 W. 30TH Street, No Riverside, Il 60546

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

"Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Tax Act."

7-2715 Mater & Ornhe Buyer, Seller, or Representative

CHAMMEN_

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 and 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, 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 praesenti or futuro, 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 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 ways above specified, at any time or times hereafter.

In no other 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, 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 office, (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 veried 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(s) hereby expressly waive(s) and release(s) 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(s) aforesaid has hereunto set his hand(s) this 20th day of July,2015.

THEO P. GEORGOPOULUS

This P. Guse prelon

JÉTTA S. GEOROPOULOS

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State of Illinois, County of UNOFFICIAL COPY

I,
Given under my hand and notarial seal, this
SION EXPIRES:01/05/17
Prepared By: MARTIN J. DRECHEN, 2528 S. AUSTIN BLVD., CICERO, IL. 60804
Mail To: Name and Address of Taxpayer/Address of Property:
Name and Address of Taxpayer/Address of Property:

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

a Lac of minois.	to do business or acquire title to real estate under the laws of
Dated 7-20-2015	M ₁
	Signature /h//
Sub	Grand John party
Subscribed and sworn to before	Grantor or Agent
	Proposito
this Oth Ly of July	
Ellani Gazza	OFFICIAL SEAL
Notary Public	EDMOND L KEIDEL NOTARY PUBLIC STATE OF ALMOS MY COLOR SSION EXPERSE
J. A dollo	MY COLD SSION EXPRES COS.
9	The state of the s
	$O_{\mathcal{X}}$
I de grantee or his agent affirms	and verified that the name of the grantee shown on the deed or odo business are a natural person, an Illinois sees
foreign as	and verified that the name of the grantee shown on the deed or in a land trust is either a natural person, an Illinois corporation or iness or acquire and hold title to real estate in the
corresponding authorized to	in a land trust is either a natural person, an Illinois corporation or do business or acquire and hold title to real estate in Illinois, a
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laws of the State of III	orized to do busine is or account.
othe of illinois.	iness or acquire and hold title to real estate in Illinois, a prized to do business or acquire and hold title to real estate in Illinois, or other entity and hold title to real estate under the
	The analytical
Dated7-20-2015	$M_{\rm eff} \sim -$
	Signature Jack D 6 1000 1001 by

Subscribed and sworm to before me by the said Theo P. Georgopoulos, Trustee



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 except under provisions of Section 4 of the Illinois