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WARRANTY DEED IN TRUST



Doc#: 1529447090 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/21/2015 09:37 AM Pg: 1 of 4

Property Copy

THIS INDENTURE WITNESSETH, 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. 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 and known as the JETTA S. GEORGOPOULOS TRUST, JETTA S. GEORGOPOULOS, TRUSTEE, the following described real estate in the County of Cook, State of Illinois, to wit:, and known as Trust Number , the following described real estate in the County of and State of Illinois, to wit:
UNIT 10 IN FORESTVIEW II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 17 AND 18 IN BLOCK 3 IN NEW BOHEMIA HOME ADDITION, BEING A SUBDIVISION OF BLOCKS 34 AND 35 IN THE CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY MAYWOOD-PROVISO STATE BANK; A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 28, 1983 AND KNOWN AS TRUST NUMBER 5424, WHICH DECLARATION WAS RECORDED AS DOCUMENT 25573792, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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

Permanent Real Estate Index Number(s): 19-06-106-051-10100
Address of Real Estate: 4023 S. HARLEM, UNIT 10, STICKNEY, ILLINOIS 60402

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.

VILLAGE OF STICKNEY
TRANSACTION EXEMPT FROM REAL
ESTATE TRANSFER TAX ACCORDING TO
PARAGRAPH 5
DATED THIS 20th DAY OF Oct 20 15
Kurt Kasneka
VILLAGE COLLECTOR

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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.

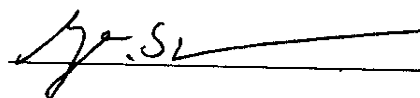
In no other case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced 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 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.

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

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State of Illinois, County of COOK

I, EDMOND L. KEIDEL, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT THEO P. GEORGOPoulos & JETTA S. GEORGOPoulos personally known to me to be the same person(s) whose name(s) 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 the homestead.

Given under my hand and notarial seal, this 20th day of JULY, 2015



Edmond L. Keidel (Notary Public)

Prepared By:
MARTIN J. DRECHEN, 2528 S. AUSTIN BLVD., CICERO, IL. 60804

Mail To:

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45	
sub par. <u>e</u>	and Cook County Ord. 93-0-27 par. <u>e</u>
Date <u>10-21-15</u>	Sign. <u>[Signature]</u>

Name and Address of Taxpayer/Address of Property:

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

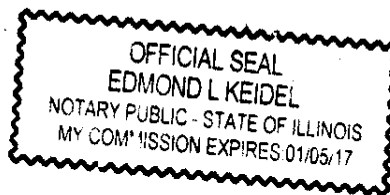
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7-20-2015

Signature Theo P. Georgopoulos
Grantor or Agent

Subscribed and sworn to before me
by the said Theo P. Georgopoulos
this 20th day of July, 2015

Edmond L. Keidel
Notary Public



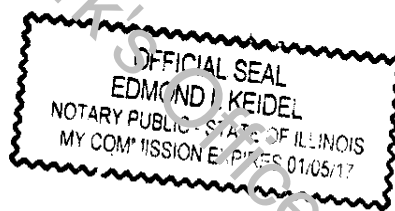
The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7-20-2015

Signature Theo P. Georgopoulos
Grantee or Agent

Subscribed and sworn to before me
by the said Theo P. Georgopoulos, Trustee
this 20 day of July, 2015

Edmond L. Keidel
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]