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DEED IN TRUST



Doc#: 1600755004 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2016 12:06 PM Pg: 1 of 4

GRANTORS, John Kampas and Athena Kampas, his wife, of 511 S. Parkview Ave., Elmhurst, Illinois 60126

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

CONVEY and WARRANT to: Athena Kampas, Trustee of the AK Trust dated December 21, 2015, of 511 S. Parkview Ave., Elmhurst, Illinois 60126, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

For Recorder's Use

SEE EXHIBIT "A" ATTACHED HERETO

PERMANENT INDEX NUMBERS: 18-32-409-005-1058 (Unit 507)
18-32-409-005-1079 (300 P19)

Commonly known as: 300 Village Circle #507 & 300P19, Willow Springs, Illinois 60480

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND THE GRANTEE'S REQUEST

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

1. The Trustee (or Trustees, as the case may be), is invested with the following 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 to 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, street, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases 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 199 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 enquire 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 so 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 with 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 persons 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.

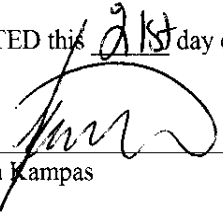
All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties; shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

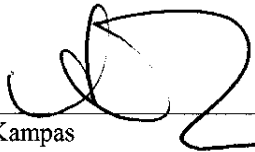
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The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 21st day of December, 2015.



John Kampas



Athena Kampas

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that John Kampas and Athena Kampas, 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 my hand and seal this 21st day of December, 2015.





Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,
(Property Tax Code, Real Estate Transfer Tax Law)



Attorney

12-21-15
Date

Deed prepared by: Huck Bouma PC Aaron E. Ruswick 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	Send tax bill to: Athena Kampas, Trustee 300 Village Circle #507 Willow Springs, Illinois 60480	After recording return to: Huck Bouma PC Aaron E. Ruswick 1755 S. Naperville Road, #200 Wheaton, IL 60189
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EXHIBIT 'A' Legal Description

Parcel 1:

Unit 300 - 507 and Parking Spaces No. 300- P 19, together with its undivided percentage interest in the common elements in The Market Street West Condominiums, as delineated and defined in the Declaration recorded as Document No. 0926534067, as amended from time to time, in part of the West ½ of the Southwest 1/4 of of Section 33 and part of the East 1/2 of the half of the Southeast 1/4 of Section 32, all in Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Exclusive right to use for storage purposes in and to Storage Space No. AP- US10, a limited common element, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

Parcel 3:

Easements appurtenant to and for the benefit of Parcel 1 for structural support as set forth and defined in Article 3 of the Declaration of Covenants, Conditions, Restrictions and Easements for Market Street West recorded as Document No. 0926534068, as amended from time to time for ingress and egress, all in Cook County, Illinois.

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 December 21st, 2015

Signature: [Signature]
Grantor or Agent
John Kampas

Subscribed and sworn to before me
By the said John Kampas
This 21st day of December, 2015
Notary Public Kati R Metzler



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 December 21st, 2015

Signature: [Signature]
Grantee or Agent
Athena Kampas, Trustee

Subscribed and sworn to before me
By the said Athena Kampas
This 21st day of December, 2015
Notary Public Kati R Metzler



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.)