

UNOFFICIAL COPY



QUIT CLAIM DEED
Deed in Trust

Doc#: 1601934026 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/19/2016 10:17 AM Pg: 1 of 3

THE GRANTOR

George G. Marinakis
of the Village of Northfield, County
of Cook, and State of Illinois, for and
in consideration of Ten (\$10.00) DOLLARS,
in hand paid, CONVEYS and QUIT CLAIMS to

Stacy Marinakis as Trustee under the provision of a Trust Agreement dated August 1, 1994 and
known as Stacy Marinakis Trust *AN UNDIVIDED 25% INTEREST.*
2340 Dorina Dr.
Northfield, IL 60093

and to any and all successors as Trustee appointed under said Trust Agreement, or who may be
legally appointed, all interest in the following described Real Estate situated in the County of Cook, in
the State of Illinois, to wit:

Parcel 1:

Lot 10 (except that part thereof lying North of a line 54 feet south of and parallel to North line of said
Section 8) in Block 1 in Hett, Lynch and Weip's Vincennes Avenue addition to Washington Heights, a
Subdivision of that part of the Northeast 1/4 of Section 8, Township 37 North, Range 14, East of the
Third Principal Meridian lying West of the Chicago, Rock Island and Pacific Railroad, all in Cook
County, Illinois.

Permanent Real Estate Index Number(s): 25-08-200-006-0000

Address of Real Estate: 1147 West 95th Street, Chicago, Illinois

Parcel 2:

Lot 2 (except that part thereof taken from 95th Street) in Block 3 of Parkin's Subdivision of the Northeast
1/4 of the Northeast 1/4 of the Northeast 1/4 and the East 1/2 of the East 1/2 of the Northwest 1/4 of the
Northeast 1/4 of the Northeast 1/4 of Section 8, Township 37 North, Range 14, East of the Third Principal
Meridian, Cook County, Illinois.

Permanent Real Estate Index Number 25-09-205-009-0000

Address of Real Estate 103 West 95th Street, Chicago, Illinois

SUBJECT TO: Covenants, conditions and restrictions of record; general taxes for the year 2015 and subsequent
years.

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

Full power and authority are 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 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 property, or any part
thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 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 person
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

UNOFFICIAL COPY

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 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.

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 Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for tile exemption of homestead from sale or execution or otherwise,

DATED this 19TH day of November, 2015

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURES

George G. Marinakis (SEAL)
George G. Marinakis

"OFFICIAL SEAL"
SUSAN ODISHO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 02/06/2018 (SEAL)

REAL ESTATE TRANSFER TAX

11-Jan-2016



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

25-09-205-009-0000 | 20160101658885 | 2-040-093-760

* Total does not include any applicable penalty or interest due.

County of Cook) ss. George G. Marinakis in the State of Illinois

personally known to me be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, November 19, 2015

Susan Odisho
NOTARY PUBLIC

Preparer: George G. Marinakis, 2340 Dorina Dr., Northfield, Illinois 60093

MAI TO: Stacy Marinakis Trust
2340 Dorina Dr.
Northfield, IL 60093

Send Subsequent Tax Bills to:
Stacy Marinakis Trust
2340 Dorina Dr.
Northfield, IL

REAL ESTATE TRANSFER TAX

19-Jan-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

25-09-205-009-0000 | 20160101658885 | 0-024-363-584

UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Date November 19, 2015

Signature: George Z. Masnakos
Grantor or Agent

Subscribed and sworn to before me by the said George Z. Masnakos this 19th day of November, 2015
Notary Public Susan Odisho



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.

Date November 19, 2015

Signature: Stacy Marinakis
Grantee or Agent

Subscribed and sworn to before me by the said Stacy Marinakis this 19th day of November, 2015
Notary Public Susan Odisho



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 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.)