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Doc#: 1612646050 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2016 11:35 AM Pg: 1 of 5

WARRANTY DEED IN TRUST

ADDRESS OF GRANTEE AND SEND
SUBSEQUENT TAX BILLS TO:

Timothy and Karen Christakos
6705 Pond View Drive
Tinley Park, IL 60477

THE GRANTORS, TIMOTHY J. CHRISTAKOS and KAREN C. CHRISTAKOS, a married couple, of 6705 Pond View Drive, Tinley Park, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, convey and warrant to Timothy J. Christakos, a married man of 6705 Pond View Drive, Tinley Park, Illinois, as Trustee of the Timothy J. Christakos Revocable Living Trust (hereinafter referred to as the "Trust") dated the 4th day of May, 2016 and all and every successor or successors in trust under the Trust, as to an undivided one-half interest, and to Karen C. Christakos, a married woman of 6705 Pond View Drive, Tinley Park, Illinois, Trustee of the Karen C. Christakos Revocable Living Trust dated the 4th of May, 2016, and all and every successor or successors in trust under said Trust, as to an undivided one-half interest, not in Tenancy in Common and not in Joint Tenancy but as Tenants by the Entirety, the following described real estate in Cook County, Illinois:

Parcel 1

That part of Lot 22 in South Pointe Phase 2, being s Subdivision in the Northeast ¼ of Section 6, Township 35, Range 13, East of the Third Principal Meridian, in Cook County, Illinois being particularly described as follows: Commencing at the Northeast Corner of said Lot 22; Thence South 37 Degrees 41 Minutes 41 Seconds West, 22.22 feet, along the East line of said Lot 22; Thence North 52 Degrees 18 Minutes 19 Seconds West, 7.75 feet; Thence South 41 Degrees 35 Minutes 54 Seconds West 110.00 feet to the point of beginning; Thence South 41 Degrees 35 Minutes 54 Seconds West, 43.00 feet; Thence North 48 Degrees 24 Minutes 6 Seconds West, 91.00 feet; Thence North 41 Degrees 35 Minutes 54 Seconds East, 43.00 feet; Thence South 48 Degrees 24 Minutes 6 Seconds East, 91.00 feet to the point of beginning.

Parcel 2

Easement appurtenant to and for the benefit of Parcel 1 aforesaid as set forth in the Declaration of Party Wall Rights, Covenants, Conditions and Restrictions and Easements for South Pointe

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Townhomes recorded April 8, 1996 as Document 96261552, as amended, for ingress and egress, in Cook County, Illinois.

SUBJECT TO: Declaration of covenants, conditions and restrictions made by Grantor recorded April 8, 1996 as Documents 96261552 as amended by First Amendment thereto recorded as Document 96832967 which is incorporated herein by reference thereto. Grantor grants to the Grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grant reserves to itself its successors and assigns, as easements appurtenant to the remaining parcels described in said declaration, the easements thereby created for the benefit of said remaining parcels described in said declaration and this conveyance is subject to the said easement and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Permanent Index Number: 31-06-210-017-0000

Commonly Known As: 6705 Pond View Drive, Tinley Park, Illinois 60477

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

Full power and authority are hereby granted to said trustees 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 subdivide 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 present or in future, and upon terms and for any period or periods of time, not exceeding in the case of any single lease 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 an 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.

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In no case shall any party dealing with said trustees 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 trustees, 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 trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees were 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 grantors, hereby expressly waive and release 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.

The grantors have set their hands and seals this 4th day of May, 2016.



TIMOTHY J. CHRISTAKOS



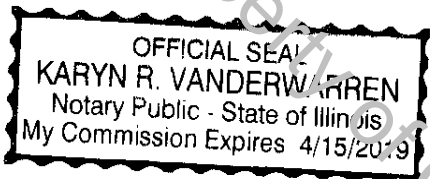
KAREN C. CHRISTAKOS

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State, certifies that TIMOTHY J. CHRISTAKOS and KAREN C. CHRISTAKOS, his wife, personally known to me to be the same persons whose names have been 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 under my hand and official seal, this 4th day of May, 2016.



Karen R. Vanderwarren

NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

5-4-2016
DATE

Karen C. Christakos

REPRESENTATIVE

PREPARED BY AND MAIL TO:
Karen R. Vanderwarren
120 E. Ogden Avenue, Suite 124
Hinsdale, Illinois 60521

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

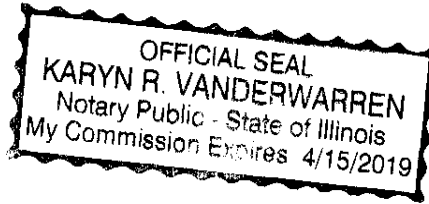
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: May 4, 2016

Signature: *Karen C. Custakes*
Grantor

Subscribed and sworn to before me by the said Grantor this 4th day of May, 2016

Notary Public *K.R.V.*



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 4, 2016

Signature: *Karen C. Custakes*
Grantee

Subscribed and sworn to before me by the said Grantee this 4th day of May, 2016.

Notary Public *K.R.V.*



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.]