



Doc# 1627129044 Fee \$44.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 09/27/2016 11:58 AM Pg: 1 of 4

This Instrument Prepared by:  
Please return when recorded.  
Law Offices of Eric K. Allen, P.A.  
620 Robin Road  
Lakeland, FL 33803.  
FN: 5343

Space Above Line for Recording

**WARRANTY DEED**

**THIS INDENTURE** made this 19<sup>TH</sup> day of April, 2016, between Evangelos Natsis and Maria Natsis, husband and wife as joint tenants with the rights of survivorship whose address is 51 Island Way, Clearwater Beach, FL 32767, Grantor(s) to

LOUIZA MARINIS as Trustee of the EVANGELOS NATSIS and MARIA NATSIS REVOCABLE LIVING TRUST dated April 19, 2016, whose address is: 51 Island Way, #201, Clearwater Beach, FL 33767, Grantee(s)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), receipt hereof being acknowledged, hereby grants, bargains, sells, aliens, remises, releases, transfers and conveys to the Grantee all the Grantor's interest, in that land situate in Cook County, Illinois, to-wit:

Lot 81 in WOODLAND ESTATES, being a subdivision in the South Half of Section 13 Township 41 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Property Address: 8805 Oleander Avenue, Morton Grove, IL 60053

Tax ID Number: 09134290100000

Seller to convey the title by warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Subject to easements, restrictions, covenants, conditions and limitations of record and real estate taxes.

*No Opinion of Title Requested or Given. This Deed Prepared from Unverified Title Information*

*This property DOES NOT constitute the homestead of the Grantors.*

S *yes*  
P *[Signature]*  
S  
M *NO*  
SC *yes*  
E *yes*  
INT *[Signature]*

# UNOFFICIAL COPY

appurtenances thereto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantors.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the title against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to

Together with all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining:

TO HAVE AND TO HOLD, the same in fee simple forever.

There is hereby conferred on the Trustees and their successors the full power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the herein described real property or any part thereof.

In no event shall any persons dealing with the Trustees in regard to the herein described real property or to whom the real property or any part thereof shall be conveyed, contracted to be sold, leased, or encumbered by the Trustees, be obligated to:

- (1) See to the application of any purchase money, rent, or money borrowed or advanced on the real property;
- (2) Inquire into the identification or status of any named or unnamed beneficiaries;
- (3) Inquire as to whether the terms of the Trust have been complied with;
- (4) Inquire into the necessity, expediency, or authority any action of the Trustees;
- (5) Inquire into the adequacy for the disposition of any consideration, if any is paid or delivered to the Trustees, in connection with any interest so acquired from the Trustees;
- (6) Inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease or other instrument executed by the Trustees in relation to the real property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument that (a) at the time of its delivery that the Trust created by this Deed and by the Trust Agreement was in full force and effect; (b) such conveyance or other instrument was executed in accordance with the terms, conditions, and limitations contained herein and in the Trust Agreement and is binding upon all beneficiaries under such instruments; (c) that the Trustees were duly authorized and empowered to execute and deliver such instrument; (d) if the conveyance is made to a successor or successors in Trust that such successor or successors in Trust have been appointed properly and are fully vested with all the title, estate, rights, powers, duties, and obligations of the predecessor in trust.

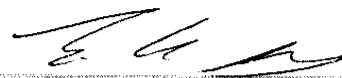


# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

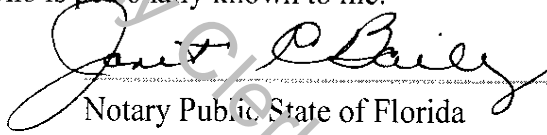
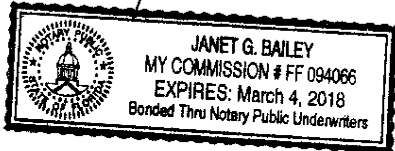
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: 7/18, 2016.



Eric K. Allen, Esquire  
Agent and Attorney of Grantor

Subscribed and Sworn to before me by the said Eric K. Allen, Esquire, Agent and Attorney of Grantor this 18 day of July, 2016, who is personally known to me.



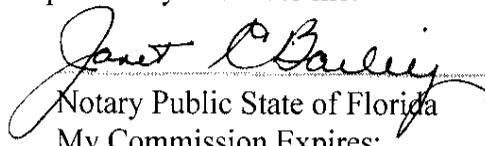
Notary Public State of Florida  
My Commission Expires:

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.

7/18/2016 

Eric K. Allen, Esquire  
Agent and Attorney of Grantor

Subscribed and Sworn to before me by the said Eric K. Allen, Esquire, Agent and Attorney of Grantor this 18 day of July, 2016, who is personally known to me.



Notary Public State of Florida  
My Commission Expires: