



**Acquest Title Services, LLC**  
ILLINOIS STATUTORY  
DEED IN TRUST

Doc# 1628655013 Fee \$44.00

RHSP FEE: \$9.00 PRPF FEE \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/12/2016 09:11 AM PG: 1 OF 4

**MAIL TO: Matthew X. Kelley**  
KELLEY, KELLEY & KELLEY  
1535 W. Schaumburg Rd., Suite 204  
Schaumburg, IL 60194

**SEND SUBSEQUENT TAX BILLS TO**  
Nicolas E. Yanaki  
319 Lexington Court  
Schaumburg, Illinois 60173

**Acquest Title Services, LLC**

2016-80122

**THIS INDENTURE WITNESSETH**, that the GRANTORS, NICOLAS E. YANAKI, as Trustee under the terms and provisions of a certain Trust Agreement dated the 17th day of March, 2000, and designated as the NICOLAS E. YANAKI DECLARATION OF TRUST, and NADIA YANAKI, as Trustee under the terms and provisions of a certain Trust Agreement dated the 17th day of March, 2000, and designated as the NADIA YANAKI DECLARATION OF TRUST, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM unto NICOLAS E. YANAKI, whose address is 319 Lexington Court, Schaumburg, Illinois 60173, as Trustee under the terms and provisions of a certain Trust Agreement dated the 17th day of March, 2000, and designated as the NICOLAS E. YANAKI TRUST, (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, or who may be legally appointed, the following described real estate in the County of Cook and State of Illinois, to wit:

See attached.

\* and Nadia Yanaki

**PERMANENT TAX NUMBER:** 07-24-303-017-1476

**ADDRESS OF REAL ESTATE:** 380 Heather Court, Unit B-2, Schaumburg, Illinois 60193

**RETURN TO:**  
Acquest Title Services, LLC  
2800 W. Higgins Rd. # 180  
Hoffman Estates, IL 60169

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 leases 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 agreement 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

# UNOFFICIAL COPY

beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

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.

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.

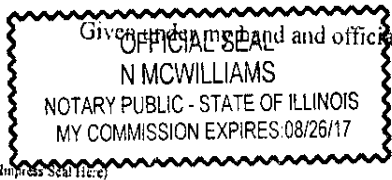
IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 30 day of September, 2016.

Nicolas E Yanaki (SEAL)  
NICOLAS E. YANAKI, Individually and as Trustee

Nadia Yanaki (SEAL)  
NADIA YANAKI, Individually and as Trustee

State of Illinois )  
                          )SS:  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NICOLAS E. YANAKI and NADIA YANAKI personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered 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 30th day of SEPTEMBER, 2016.

N McWilliams  
Notary Public

AFFIX "RIDERS" OR REVENUE STAMPS ABOVE

OR

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under 35 ILCS 200/31-45, Paragraph (e), Section 31-45 of said Act.

Nicolas E Yanaki  
Buyer, Seller or Representative

Date: 9-30-, 2016

This instrument was prepared by: →

Matthew X. Kelley  
KELLEY, KELLEY & KELLEY  
1535 West Schaumburg Road, Suite 204  
Schaumburg, Illinois 60194  
(847) 895-9151

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
30200 \$ 0

**UNOFFICIAL COPY****Legal Description:**

UNIT NO. 4-2-1-L-B-2 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G4-2-1-L-B-2 AS DELINEATED ON A SURVEY OF A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1974 AND KNOWN AS TRUST NUMBER 20534, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22 925 344 AND AS SET FORTH IN THE AMENDMENTS THERETO, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION IN ACCORDANCE WITH AMENDED DECLARATION, AND TOGETHER WITH ADDITION COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

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## STATEMENT BY GRANTOR AND GRANTEE

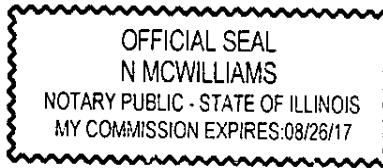
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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: 9/30/16

Signature *Nail E. Williams*  
Grantor or Agent

Subscribed and sworn to before me by the said grantor/agent the date above written.

*Nail E. Williams*  
Notary Public



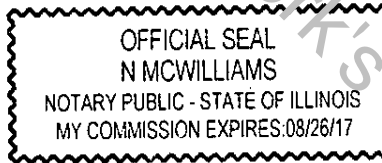
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 9/30/16

Signature *Nail E. Williams*  
Grantee or Agent

Subscribed and sworn to before me by the said grantee/agent the date above written.

*Nail E. Williams*  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)