

UNOFFICIAL COPY

DEED IN TRUST

The grantors, Robert J. Sargis and Alma J. Sargis, husband and wife, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, **CONVEY AND QUIT CLAIM** unto Robert J. Sargis, Scott R. Sargis and Mark R. Sargis as Trustees of the Robert J. Sargis Declaration of Trust dated the 24th day of May, 2016, (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, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 21 IN BLOCK 6 IN FEED W. BRUMMEL AND COMPANY'S LINCOLN-BRYN MAWR WESTERN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AND THAT PART EASTERLY OF LINCOLN AVENUE OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 12, (EXCEPTING THEREFROM THAT PART THEREOF LYING SOUTH OF A LINE 200.0 FEET NORTH LINE OF BERWYN AVENUE) ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT STREET AND ALLEYS), ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE 12TH DAY OF APRIL 1923 AS DOCUMENT NUMBER 7879542 AS CORRECTED BY CERTIFICATE FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ON APRIL 30, 1923 AS DOCUMENT NUMBER 7905451, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-12-209-021-0000

Address of Real Estate: 5507 N. Artesian Ave., Chicago, IL

Robert J. Sargis and Alma J. Sargis are husband and wife and are the primary beneficiaries, in tenancy by the entirety, of the revocable inter vivos grantee trust. The property herein conveyed is homestead property. The interests of said husband and wife to this homestead property are held by them as tenants by the entirety.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and 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 said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 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 or 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.

77



Doc# 1702645023 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH


COOK COUNTY RECORDER OF DEEDS



DATE: 01/26/2017 10:23 AM PG: 1 OF 4

UNOFFICIAL COPY

01/23

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		26-Jan-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-12-209-021-0000 20161201693385 1-701-506-240		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		26-Jan-2017
	COUNTY:	0.00
	ILL NO'S:	0.00
	TOTAL:	0.00
13-12-209-021-0000 20161201693385 1-573-661-888		

UNOFFICIAL COPY

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 the 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.

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 grantor hereby expressly waives and releases 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.

IN WITNESS WHEREOF, the grantors aforesaid has hereunto set their hands and seals this 24th day of May, 2016.

Robert Sargis Alma J. Sargis

This deed is exempt pursuant to Section 31-45 (e) of the Real Estate Transfer Tax Law and 7E of the Cook County Real Property Tax Ordinance and Section E of Ordinance 3-33-060 of the City of Chicago.

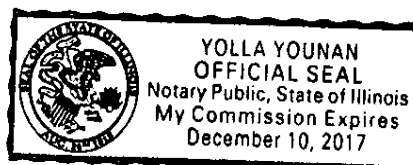
Date: May 24, 2016 By: Robert Sargis
Seller

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 ROBERT SARGIS & ALMA SARGIS, husband and wife, 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 under my hand and official seal, this 24th day of May, 2016.

Yolla Younan
Notary Public



This instrument was prepared by: Mark R. Sargis, Esq., 129 W. Wesley Street, Wheaton, Illinois 60187-5118

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

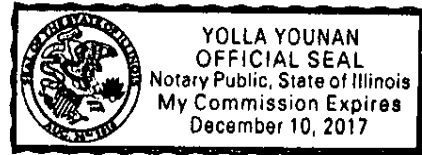
The Grantor or his/her/its Agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 this 24th day of May, 2016

Robert J. Sargis
Robert J. Sargis, Grantor

SUBSCRIBED and SWORN to before me this 24th day of May, 2016.

Yolla Younan
NOTARY PUBLIC



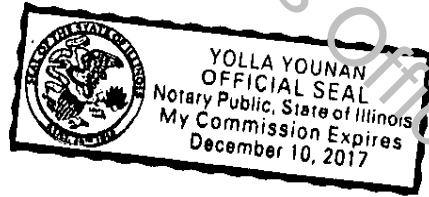
The Grantee or his/her/its Agent hereby affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 this 24th day of May, 2016

Robert J. Sargis
Robert J. Sargis, (Trustee, Grantee)

SUBSCRIBED and SWORN to before me this 24th day of May, 2016.

Yolla Younan
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 assignment of beneficial interest to be recorded in Cook County, Illinois, if exempt under the provisions of 35 ILCS 200/31-45.]