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1706816107D

Doc# 1706816107 Fee \$68.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 03:01 PM PG: 1 OF 4

DEED IN TRUST - WARRANTY

THE GRANTOR, Bobby Kriaras, an unmarried man, in his own right, of the Village of Harwood Heights, Cook County, Illinois, for and in consideration of One and Dollar and Other Valuable Consideration in hand paid, conveys and warrants to Bobby Kriaras, as Trustee under that certain Trust Agreement between Bobby Kriaras as Settlor and Bobby Kriaras as Trustee executed on the 7th day of March, 2017, and known as the Bobby Kriaras Revocable Trust, and all and every successor Trustee or Trustees, a fee simple interest in the following described Real Estate, to-wit:

LEGAL DESCRIPTION IS ON ATTACHED EXHIBIT A

Common Address of Premises: 4928 N Octavia Ave., Harwood Heights, IL 60706-3523

P.I.N. 12-12-427-032-0000
12-12-427-033-0000

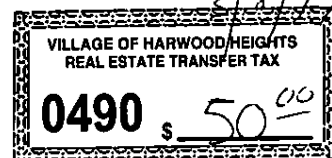
situated in the County of Cook, in the State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.


In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

Dated March 8, 2017

CCRD REVIEW R



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_____[seal]
Bobby Kriaras

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Daniel S. Hill, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that Bobby Kriaras, in his own right, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 8th day of March, 2017.



Notary Public

Prepared by: Daniel S. Hill, Esq.
Stotis & Baird Chartered
200 W. Jackson Blvd., #1050
Chicago, Illinois 60606

Mail to: Daniel S. Hill, Esq.
Stotis & Baird Chartered
200 W. Jackson Blvd., #1050
Chicago, Illinois 60606



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EXHIBIT A

Order No.: CH16001112

For APN/Parcel ID(s): 12-12-427-032-0000,12-12-427-033-0000

For Tax Map ID(s): 12-12-427-032-0000,12-12-

PARCEL 1

LOT 4 (EXCEPT THE NORTH 44.76 FEET THEREOF) IN BLOCK 7 IN HARRIS SECOND SUBDIVISION BEING A SUBDIVISION OF THE NORTH 331 FEET OF THAT PORTION LYING SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12 OF LOT 1 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO

PARCEL 2

THE NORTH 10 FEET OF LOT 1 IN BLOCK 10 IN HARRIS THIRD SUBDIVISION, A SUBDIVISION OF THE NORTH 33 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND OF (EXCEPT THE NORTH 331 FEET THEREOF) OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, BEING A PORTION OF LOT 1 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, AFORESAID, 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 3/8, 2017

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said agent this 8 day of March, 2017.



Notary Public [Handwritten Signature]

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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 3/8, 2017

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said agent this 8 day of March, 2017.



Notary Public [Handwritten Signature]

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.

(Attached 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.)