

DEED IN TRUST

UNOFFICIAL COPY



Doc# 1721534031 Fee \$44.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 08/03/2017 10:19 AM PG: 1 OF 4

THE GRANTOR,
Bete F. Demeke, a bachelor,
of the City of Chicago, County of
Cook, State of Illinois, for the
consideration of Ten and 00/100
Dollars, and other valuable
consideration in hand paid,
convey(s) and quit claim(s) to:

Bete Demeke, as Trustee (hereinafter referred to as "said trustee", regardless of the number of trustees), of the Bete Demeke, Revocable Trust, and any amendments thereto (hereinafter referred to as "Trust Agreement") dated the 4th day of February, 2011 and unto every successor or successors in trust under the Trust Agreement.

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, legally described as: (See legal description attached) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-08-412-037-1006
Address of Real Estate: 927 W. Argyle, Unit 3E, Chicago, IL 60640

TO HAVE AND TO HOLD said premises with the appurtenances upon the trust and for the uses and purposes herein and as set forth in the Trust Agreement.

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 re-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 and 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 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 lease 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 and 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 or different from the ways above specified, at any time or times hereafter.

In no case shall any part dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted or to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises or be obligated to see that the terms of this Trust Agreement 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 the Trust Agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or instrument (a) that at the time of delivery thereof the trust created by this

Bm

UNOFFICIAL COPY

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 the 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 title, estate, rights, powers, authorities, duties and obligations of its, or his or their predecessor in trust.

The interest in each and every beneficiary hereunder and 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, 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.

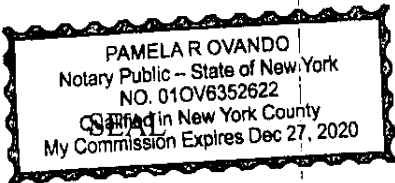
If title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial the words, "in trust", or "upon condition", or "with limitation", or words of similar import, in accordance with the statute in such case made and provided.

Dated this 30 day of June, 2017.

Bete F. Demeke

Bete F. Demeke, Grantor

State of Illinois, County of Cook Ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Bete F. Demeke, a bachelor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 seal this 30 day of June, 2017

[Signature]

Notary Public

Commission expires 12/27/2020

This document prepared by: Angela Koconis-Gibson, 4854 N. Kedvale, Chicago, IL 60630

REAL ESTATE TRANSFER TAX

03-Aug-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-08-412-037-1006 | 20170801601103 | 1-702-800-832

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

03-Aug-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-08-412-037-1006 | 20170801601103 | 0-439-967-168

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VILLA BONITA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92990211 IN THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 40, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-4, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISION OF PARAGRAPH
e, SECTION 4 OF THE REAL ESTATE
TRANSFER ACT.

Date: 7/13/17

Signed: 

Seller, Buyer, Attorney

Send subsequent tax bills to:

Mail to: Angela Koconis-Gibson
Attorney At Law
4854 N. Kedvale
Chicago, IL 60630

Bete Demeke
927 W. Argyle, #3E
Chicago, IL 60640

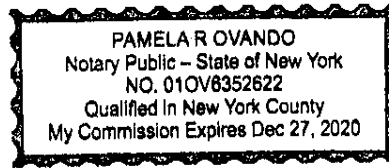
UNOFFICIAL COPY

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 assignment of beneficial interest in land trust is either a. natural person, and 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 June 30, 2017 Signature: Bete F Demeke
Grantor or Agent

Subscribed and sworn to before
Me by the said Bete Demeke
this 30 day of June,
2017.



NOTARY PUBLIC [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 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 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.

Date June 30, 2017 Signature: Bete F. Demeke
Grantee or Agent

Subscribed and sworn to before
Me by the said Bete Demeke
This 30 day of June,
2017.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

