

UNOFFICIAL COPY

DEED IN TRUST (Illinois)

THE GRANTOR, Helena K. Kaltezas, a single person, of the County of Cook and State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM unto:



Doc# 1723045034 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/18/2017 10:10 AM PG: 1 OF 4

Helena K. Kaltezas
4244 W. Touhy Avenue
Lincolnwood, Illinois 60712

as Trustee under the provisions of a trust agreement dated the 15th day of November, 2013 and known as the Trust Number One (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 situated in the County of Cook, State of Illinois, to wit:

Above Space for Recorder=s Use Only

LOT 9 IN LINCOLN COURT TOWNHOMES RESUBDIVISION OF PART OF THE SOUTHEAST ¼ IN SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 4244 W. Touhy Avenue, Lincolnwood, Illinois 60712

Permanent Real Estate Index Number: 10-27-426-055-0000

TO HAVE AND TO HOLD, the said real 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 trustees to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof; to lease said real estate, 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 real estate, or any part thereof, for other real or personal real estate; 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 real estate or any part thereof; and to deal with said real estate 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.

In no case shall any party dealing with said trustees or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged 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 trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and,

Handwritten notes and stamps at the bottom right corner, including "2110", "SC 4", and "M N".

UNOFFICIAL COPY

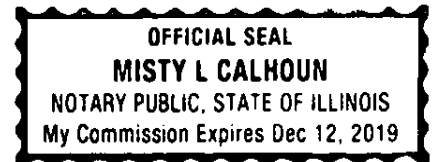
every deed, trust deed, mortgage, lease or other instrument executed by said trustees or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trusts created by the Indentures and by said trust agreements were in full force and effect; (b) that such conveyance or other instruments were executed in accordance with the trusts, conditions and limitations contained in the Indentures and in said trust agreements or in an amendment thereof, if any, and binding upon all beneficiaries thereunder; (c) that said trustees or any successor in trust were 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, hers or their predecessors in trust.

The interest of each and every beneficiary hereunder and under said trust agreement 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.

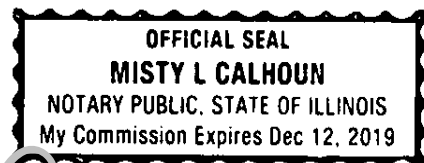
In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 30th day of June, 2017.

Helena K. Kaltezas (SEAL)
Helena K. Kaltezas



The foregoing transfer of title/conveyance is hereby accepted on this 30th day of June, 2017 by Helena K. Kaltezas, as trustee of the Helena K. Kaltezas Trust Number One dated November 15, 2013.

Helena K. Kaltezas (SEAL)
Helena K. Kaltezas



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 Helena K. Kaltezas 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 set forth, including the right and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of JUNE, 2017.

Commission expires 12 DEC 12, 2019

Misty L. Calhoun
NOTARY PUBLIC

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45(e).

Dated: 6/30/17 Sign: Helena K. Kaltezas

This instrument was prepared by: KANTOR, APTER & ESPOSITO, LTD., 650 Dundee Road, Suite 160, Northbrook, Illinois 60062

AFTER RECORDING, MAIL TO:
Kantor Apter & Esposito, Ltd.
650 Dundee Road, Suite 160
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:
Helena K. Kaltezas, Trustee
4244 W. Touhy Avenue
Lincolnwood, Illinois 60712

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

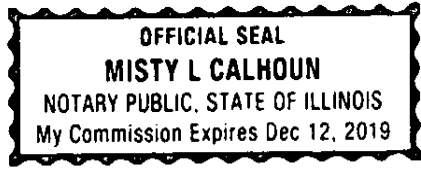
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 6/30, 2017

Helena K. Kaltezas
Helena K. Kaltezas

Subscribed and Sworn to before me
this 30TH day of JUNE, 2017

[Signature]
Notary Public



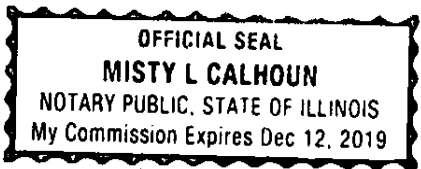
The grantee or his/her agent affirms and verifies that the names of the grantee shown on the deed or assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 6/30, 2017

Helena K. Kaltezas
Helena K. Kaltezas, Trustee

Subscribed and Sworn to before me
this 30TH day of JUNE, 2017

[Signature]
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]

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Helena K Kaltezas

Mailing Address: 4244 Touhy
Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 4244 Touhy
Lincolnwood, IL 60712

Property Index Number (PIN): 10-27-426-055-0000

Water Account Number: 108819-000

Date of Issuance: 07/21/2017

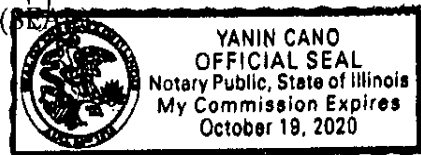
State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me on 07/21/2017, by Yanin Cano

By: Robert J Merkel
Robert Merkel,
Finance Director

Yanin Cano
(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.