

WARRANTY DEED
IN TRUST

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Doc# 1723529127 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/23/2017 03:54 PM PG: 1 OF 4

Above Space for Recorder's Use Only

THE GRANTORS, Bruce Everakes and Sarah Everakes, each in his or her own right and as husband and wife of the village of Northbrook, Cook County, Illinois, for and in consideration of **TEN DOLLARS, (\$10.00)** and Other Good and Valuable Consideration, in hand paid, **CONVEY and WARRANT** to Bruce A. Everakes, as Trustee of the Bruce A. Everakes Revocable Trust dated July 25, 2017, and all and every Successor Trustee or Trustees; and Sarah L. Everakes, as Trustee of the Sarah L. Everakes Revocable Trust dated July 25, 2017, and all and every Successor Trustee or Trustees, as Tenants by the Entirety in the following described Real Estate, situated in the County of Cook, State of Illinois, to-wit:

LOT 9 IN BLOCK 1 IN WHITE PLAINS UNIT NUMBER 8, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): **04-08-307-009-0000**

Address of Real Estate: 3442 River Falls Drive, Northbrook, Illinois 60062

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.

SUBJECT TO:* General taxes for 2017 and subsequent years; Covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

This deed is made to said Trustees, 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

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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.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Dated this 20 day of August, 2017.

Bruce Everakes (SEAL)
Bruce Everakes

Sarah Everakes (SEAL)
Sarah Everakes

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 Bruce Everakes, and Sarah Everakes, as husband and wife and each in his or her own right, personally known to me to be the 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 20 day of August, 2017.

Commission expires 1/6/2020

Sarah W. Supple
NOTARY PUBLIC



This instrument was prepared by: Lindsey A. Weltman of Stotis & Baird Chartered, 200 W. Jackson, Suite 1050, Chicago, IL 60606

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MAIL TO:

Stotis & Baird Chartered
200 W. Jackson Blvd., Suite 1050
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Bruce Everakes and Sarah Everakes
3442 River Falls Drive
Northbrook, IL 60062

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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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 8/20, 2017
Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 20 day of August, 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 8/20, 2017
Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 20 day of August, 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.)

(f; Vendrel\forms\grantee.wpd)
January, 1998