

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

Doc#: 1725755211 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/14/2017 01:17 PM Pg: 1 of 3

Dec ID 20170801605826  
ST/CO Stamp 1-234-289-600 ST Tax \$515.00 CO Tax \$257.50  
City Stamp 1-734-443-968 City Tax: \$5,407.50

Above Space for Recorder's Use Only

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**THE GRANTOR, PETER G. VENETSANAKOS, a single person, of the County of Cook, State of Illinois, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, hereby CONVEY and WARRANT to BRUCE ACKERMAN II, as Trustee or his successors in Trust of the BRUCE C. ACKERMAN II TRUST dated July 7, 2017, of Arlington Heights, Illinois**

As Trustee under the provisions of a trust agreement dated July 7, 2017, 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 in the State of Illinois, to wit:

**PARCEL 1:**

UNIT 3 IN CONCORD PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 90 IN F. H. WINSTON'S SUBDIVISION OF BLOCK 7 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0535710076, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 STORAGE SPACE S-3 AND ROOF AREA FOR UNIT 2 AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0535710076.

Permanent Index Number (PIN): 14-32-423-063-1003

Address of Real Estate: 930 W. Concord Place, Unit 3, Chicago, Illinois 60614

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to see, 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 leases 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 property,

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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 consideration 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 Trustee, or any successor in trust, in relations to said renewal estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, 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 have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of delivery thereof of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

And the said Grantors hereby expressly waive and release 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 homestead from the sale on execution or otherwise.


IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 14 day of AUGUST, 2017.

  
PETER G. VENETSANAKOS

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 PETER G. VENETSANAKOS, a single person, personally known to me to be the same person 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 14 of August, 2017

Commission expires \_\_\_\_\_   
NOTARY PUBLIC



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Bruce C. Ackerman II, trustee of the BRUCE C. ACKERMAN II TRUST, herein accepts this conveyance into the BRUCE C ACKERMAN II TRUST.

Bruce C. Ackerman II

August 14 2017

Bruce C. Ackerman

**This instrument was prepared by:**

John N. Skoubis, Esq.  
Skoubis & Martas, LLC  
1300 West Higgins Road, Suite 209  
Park Ridge, Illinois 60068

**MAIL TO:**

Bruce C. Ackerman II  
930 W. Concord Place, Unit 3  
Chicago, IL 60614

**SEND SUBSEQUENT TAX BILLS TO:**

Bruce C. Ackerman II  
930 W. Concord Place, Unit 3  
Chicago, IL 60614

Property of Cook County Clerk's Office