

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST TENANTS BY THE ENTIRETY

### MAIL TO:

Patrice E. Koch  
Koch Law Group, P.C.  
526 Market Loop, Suite D  
West Dundee, IL 60118

### NAME & ADDRESS OF TAXPAYER (GRANTEES)

Gus Arvanitis and Rene Arvanitis  
540 Bedford Lane  
Des Plaines, IL 60016



Doc# 1729949190 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/26/2017 03:49 PM PG: 1 OF 5

**THE GRANTORS, GUS ARVANITIS and RENE ARVANITIS**, 540 Bedford Lane, City of Des Plaines, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid.

**CONVEY AND WARRANT to GUS ARVANITIS and RENE ARVANITIS**, Co-Trustees of the **THE ARVANITIS FAMILY REVOCABLE LIVING TRUST, NO. 100**, dated **October 18, 2017**, City of Des Plaines, County of Cook, State of Illinois, all interest in the following described real estate, situated in the County of Cook, State of Illinois, said beneficial interests to be held not as joint tenants or tenants in common but as tenants by the entirety, to wit:

### See Attached Exhibit A – Property Legal Description

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois,

Subject to covenants, easements, restrictions of record and taxes for 2016 and subsequent years.

Permanent Index Number: **09-18-307-011-0000**

Property Address: **540 Bedford Lane, Des Plaines, IL 60016**

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

*Klein 10/20/17*

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

This deed is made to a Trustee who shall have authority to make deeds, 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.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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

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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 all 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 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 property, or any part thereof, for other real or personal property, to grant easements or changes 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 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 Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust 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 said trust agreement; and every deed, trust deed, mortgage, lease or other instruments executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument as executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder 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.

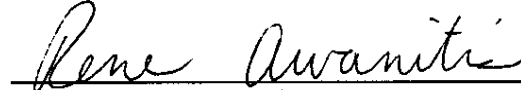
If the title to any of the above land is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance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

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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 exemption of homesteads from sale on execution or otherwise.

DATED this \_\_\_\_\_ day of October, 2017.

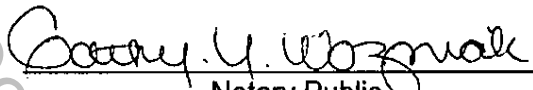
  
\_\_\_\_\_  
GUS ARVANITIS, Grantor

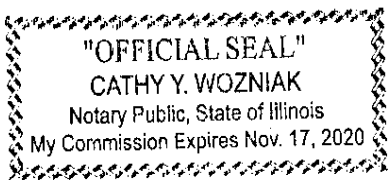
  
\_\_\_\_\_  
RENE ARVANITIS, Grantor


I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HERELY CERTIFY THAT GUS ARVANITIS and RENE ARVANITIS, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 Notarial Seal this 18<sup>th</sup> day of October, 2017.

11-17-20  
My Commission Expires

  
\_\_\_\_\_  
Notary Public



AFFIX TRANSFER TAX STAMP OR  
"Exempt under provisions of Paragraph \_\_\_\_\_"  
Section 4, Real Estate Transfer Tax Act.  
10/18   
Date Buyer, Seller, or Representative

This Instrument Prepared by:  
Patrice E. Koch  
Koch Law Group, P.C.  
526 Market Loop, Suite D  
West Dundee, IL 60118  
847-844-0698 Phone  
847-844-0536 Fax  
[patti@westdundeelaw.com](mailto:patti@westdundeelaw.com)  
ARDC Number 6286615

~~EXHIBIT A~~  
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Property of Cook County Clerk's Office

Lot 97 in Golf Terrace Unit No. 2, being a resubdivision of parts of Lots 1 and 2 in Circuit Court Commissioner's partition of Lands of Christ Moeller Estates in fractional Southwest of Section 18, Township 41 North, Range 12 East of the Third Principal Meridian, in City of Des Plaines Main Township in Cook County, Illinois. PIN: 09-18-307-011

Property Address: 540 S BEDFORD LANE, DES PLAINES IL 60016 PIN: 0918307011

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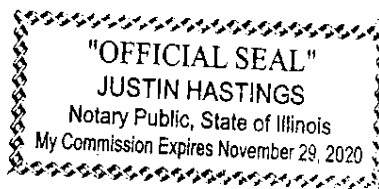
## STATEMENT BY GRANTOR AND GRANTEE

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 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 October 19, 2017

Signature: Patrice Koch, attorney  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 19<sup>th</sup> day of October, 2017  
Notary Public Justin Hastings

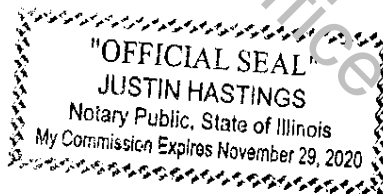


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date October 19, 2017

Signature: Patrice Koch, attorney  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 19<sup>th</sup> day of October, 2017  
Notary Public Justin Hastings



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)