

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)



Doc# 1822722032 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2018 01:53 PM PG: 1 OF 5

Grantor(s) **Georgia Vlahos**, a single person, of 1720 Maple Avenue, Unit 2640, Evanston, Illinois 60201, for and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby

**CONVEYS** and Warrants to Grantee, **Georgia Vlahos**, as trustee of the **Georgia Vlahos 2018 Trust, dated May 30, 2018**, 1720 Maple Avenue, Unit 2640, Evanston, Illinois 60201, County of Cook, State of Illinois, and to any and all successors as the Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

PARCEL 1:

UNIT NO. 2640 IN THE OPTIMA VIEWS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF LOT 1 IN OPTIMA VIEWS RESUBDIVISION, BEING A RESUBDIVISION OF LOT 3, IN CHURCH MAPLE SECOND RESUBDIVISION, IN THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0030370729, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B1" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 15, 2003, AS DOCUMENT NUMBER 0310527146, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-141 AND STORAGE SPACE S-136, ALL AS LIMITED COMMON ELEMENTS AS DELINEATED ON AMENDMENT TO THE DECLARATION RECORDED AS DOCUMENT 0404803066.

PROPERTY ADDRESS: 1720 Maple Avenue, Unit 2640, Evanston, Illinois 60201

PERMANENT INDEX NUMBER: 11-18-117-014-1192

CITY OF EVANSTON  
**EXEMPTION**  
*Devon Reid*  
CITY CLERK

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

*Bm*

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1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 198 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County then a Successor Trustee is appointed herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

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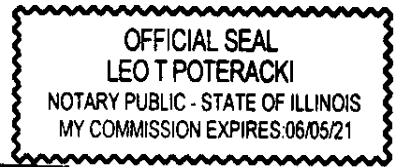
DATED this 30<sup>th</sup> day of May, 2018

*Georgia Vlahos*  
\_\_\_\_\_  
Georgia Vlahos

State of Illinois )  
                          ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Georgia Vlahos**, a single person, 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.

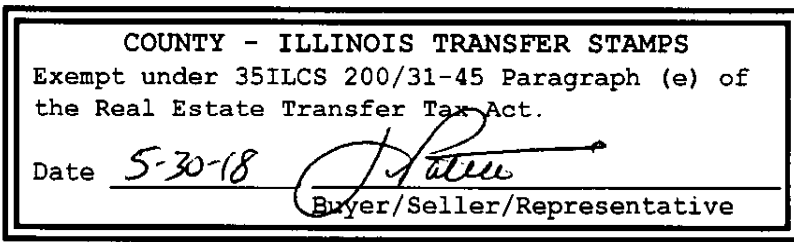
Given under my hand and official seal, this 30<sup>th</sup> day of May, 2018.



Commission expires 06-05-2021 20  

*Leo T. Poteracki*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by:  
**Lee T. Poteracki**  
DI MONTE & LIZAK, LLC  
216 West Higgins Road  
Park Ridge, IL 60068



**MAIL TO:**

**Lee T. Poteracki**  
**DI MONTE & LIZAK, LLC**  
216 West Higgins Road  
Park Ridge, IL 60068

**SEND SUBSEQUENT TAX BILLS TO:**

**Georgia Vlahos**  
1720 Maple Avenue, Unit 2640, Evanston,  
Illinois 60201

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The Trustee hereby accepts conveyance of this property into the aforementioned trust noted above as grantee.

5/30/18  
Date

Georgia Vlahos  
Trustee

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

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## STATEMENT BY GRANTOR AND GRANTEE

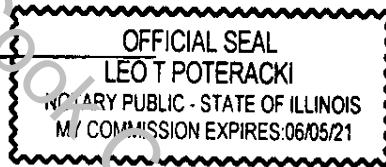
The grantor or his agent affirm that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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: 5-30-18

Signature Georgia Vlahos  
Grantor or Agent

Subscribed and sworn to before me  
this 30 day of May, 2018.

Notary Public



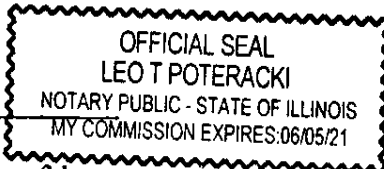
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 5-30-18

Signature Georgia Vlahos  
Grantee or Agent

Subscribed and sworn to before me  
this 30 day of May, 2018.

Notary Public



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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)