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ILLINOIS STATUTORY DEED IN TRUST

MAIL TO: Kris Tsitsis, Esq
909 Foster Street
Evanston, Illinois 60201

SEND SUBSEQUENT TAX BILLS
Dean and Niki Tsitsis
132 Hill Street
Mt. Prospect, IL 60056



Doc# 1828349364 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/10/2018 01:39 PM PG: 1 OF 4

(Above Space for Recorder's Use Only)

THIS INDENTURE WITNESSETH that the GRANTORS, Dean Tsitsis and Niki Tsitsis, of the Village of Mt. Prospect, County of Cook, State of Illinois for the consideration of (\$10.00) Ten Dollars, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, hereby quit claim and convey to Dean Tsitsis and Niki Tsitsis, as Co-Trustees under the terms and provisions of a certain Trust Agreement dated the 16th day of May, 2008, and designated as the Niki Tsitsis Revocable Trust, whose address is 132 Hill Street, Mt. Prospect, Illinois, (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, or who may be legally appointed, all interest in the following described Real Estate situated in the County of Cook, and State of Illinois to wit:

LOT 44 IN MERRION'S ADDITION TO FOREST RIVER IN THE NORTH ½ OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 03-36-106-006-0000
Address(es) of Real Estate: 134 Hill Street, Mt. Prospect, IL 60056

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

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 to 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 199 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 considerations 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 so 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 agreement is executed by a successor or successors in trust, then he or they were

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Agreement, and if said agreement is executed by a successor or successors in trust, then he or they were duly appointed and are fully invested with 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 persons 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, the Successor Trustee shall be vested 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 representative parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

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.

IN WITNESS WHEREOF, the Grantor(s) aforesaid have hereunder set their hands and seals this 3 day of OCT, 2018.

[Signature]
Dean Tsitsis

[Signature]
Niki Tsitsis

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 Dean Tsitsis and Niki Tsitsis, 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 the said instrument as their free and voluntary acts, 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 3rd day of October, 2018

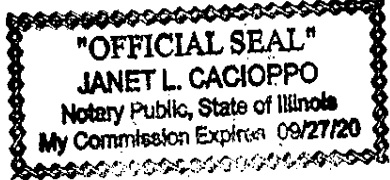
Commission expires 9/27, 2020 [Signature]

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under 35/ILCS 200/31-45, Paragraph (e) Section 31-45 of said act.

[Signature]
Buyer, Seller or Representative

Date: 10/3, 2018

This instrument was prepared by: Kris Tsitsis, 440 W. Irving Park Road, Schaumburg, Illinois 60172



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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 OCT 3, 2018

Signature: *Niki Tsitsis*
Grantor or Agent

Subscribed and sworn to before me
By the said NIK. TSITSIS
This 3rd day of October, 2018
Notary Public *Janet L. Cacioppo*

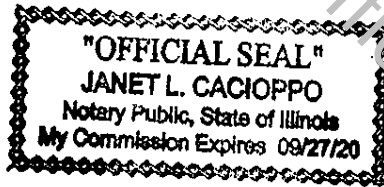


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 OCT 3, 2018, 2018

Signature: *Niki Tsitsis*
Grantee or Agent

Subscribed and sworn to before me
By the said NIK. TSITSIS
This 2nd day of October, 2018
Notary Public *Janet L. Cacioppo*



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.)

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MAYOR
Arlene A. Juracek

TRUSTEES
William A. Grossi
Eleri Hatzis
Paul Wm. Hoefert
Richard F. Rogers
Colleen E. Saccotelli
Michael A. Zadel



VILLAGE MANAGER
Michael J. Cassidy

VILLAGE CLERK
Karen Agoranos

Phone: 847/392-6000
Fax: 847/392-6022

www.mountprospect.org

Village of Mount Prospect

50 South Emerson Street, Mount Prospect, Illinois 60056

To Whom It May Concern

The property located at 134 Hill Street is not located within the corporate limits of the Village of Mount Prospect, and accordingly, is not subject to the Village's Real Estate Transfer Tax.

David O. Erb

David O. Erb
Finance Director

9/26/18

Date