

# UNOFFICIAL COPY

## DEED IN TRUST

This document was prepared by  
and after recording return to:

Jeffrey M. Heller, Esq.  
Levun, Goodman & Cohen, LLP  
500 Skokie Blvd., Suite 650  
Northbrook, Illinois 60062



Doc# 2003655340 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/05/2020 03:35 PM PG: 1 OF 4

The **GRANTOR, Vicki Korompilas**, a widow not since remarried, of 1740 Mission Hills Road, Unit 112, Northbrook, IL 60062, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quitclaims her interest unto **GRANTEE, the Vicki C. Korompilas Trust dated August 6, 1999, as amended, Vicki C. Korompilas, Trustee**, of 1740 Mission Hills Road, Unit 112, Northbrook, IL 60062, in and to the following described real estate situated in the County of Cook in the State of Illinois, to-Wit:

### PARCEL 1:

Unit Number 112, Mission Hills Condominium M-"3", as delineated on survey of part of Lots 1 to 3 lying Easterly of the center line of Sandels Road, of County Clerk's Division of Section 18, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois (hereinafter referred to as "Parcel"): Which survey is attached as Exhibit 'A' to Declaration of Condominium recorded as document number 23753671 together with its undivided percentage interest in the common elements

### PARCEL 2:

Parking easement over parking space "G"-37 as delineated on the survey attached as Exhibit 'A' to the Declaration of Condominium Ownership and of easements, covenants and restrictions for Mission Hills Condominium M-"3", as provided for in said Declaration and as created by deed from LaSalle National Bank, a National Banking Association, as Trustee, Trust Number 43413 and recorded as document number 24172128, in Cook County, Illinois

### PARCEL 3:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements Covenants and Restrictions dated August 8, 1973 and recorded August 8, 1973 as document number 22431171 and supplemented by document 24150108 and as created by deed from LaSalle National Bank, a National Banking Association, as Trustee under Trust Number 43413, recorded as document 24172128 for ingress and egress, all in Cook County, Illinois.

Permanent Index Number: 04-18-200-017-1012

Address of real estate: 1740 Mission Hills Road, Unit 112 and G37, Northbrook, IL 60062

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

### REAL ESTATE TRANSFER TAX

05-Feb-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

04-18-200-017-1012

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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 resubdivide 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 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 praesenti or 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 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 charges 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, 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 instrument 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 was 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.

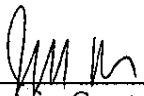
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

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 any and all statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

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Exempt under provisions of 35 ILCS 200/31-45, Par. (e), Real Estate Transfer Tax Law

  
 \_\_\_\_\_  
 Agent for Grantors/Grantees

1/25/2020  
 \_\_\_\_\_  
 Date

IN WITNESS WHEREOF, the grantor as aforesaid, hereunto set her hand and seal this 25th day of January, 2020.

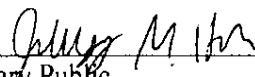
  
 \_\_\_\_\_  
 Vicki Korompilas

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 **Vicki Korompilas**, 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 said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of January, 2020.

SEAL

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

Send subsequent tax bills to:

Vicki C. Korompilas, Trustee  
 1740 Mission Hills Road, Unit 112  
 Northbrook, IL 60062



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: Jan. 25, 2020

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

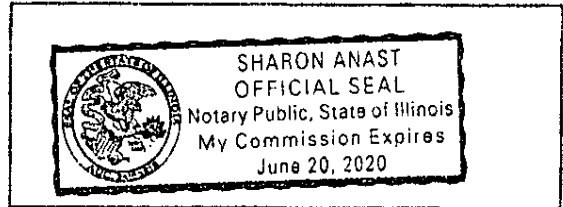
Sharon Anast

By the said (Name of Grantor): Vicki Korompilas

AFFIX NOTARY STAMP BELOW

On this date of: Jan. 25, 2020

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: Jan. 25, 2020

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

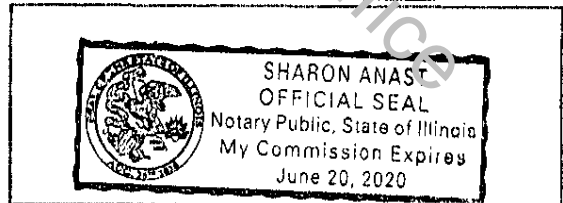
Sharon Anast

By the said (Name of Grantee): Vicki C. Korompilas trust dated August 6, 1999, as amended, Vicki C. Korompilas, Trustee

AFFIX NOTARY STAMP BELOW

On this date of: Jan. 25, 2020

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)