

# UNOFFICIAL COPY

## DEED IN TRUST

*Mail Recorded Deed To:*

Robert A. Motel, Esq.  
Law Office of Robert A. Motel, P.C.  
4433 W. Touhy Avenue, Suite 465  
Lincolnwood, IL 60712

*Send Subsequent Tax Bills To:*

George Gounaris  
6338 N. Melvina  
Chicago, Illinois 60646

Doc#: 2007946281 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/19/2020 11:18 AM Pg: 1 of 4

Dec ID 20200301633795

City Stamp 1-480-769-760

**THE GRANTOR, GEORGE GOUNARIS**, an unmarried man, of Chicago, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid,

**CONVEYS and WARRANTS** unto **GEORGE GOUNARIS** and **INGRID M. TREVINO**, as Co-Trustees under **THE GOUNARIS AND TREVINO REVOCABLE TRUST AGREEMENT DATED MARCH 2, 2020** (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 in the County of Cook and State of Illinois, to wit:

THE SOUTH HALF (1/2) OF LOT ONE HUNDRED FIFTY-THREE (153) AND LOT ONE HUNDRED FIFTY-FOUR (154) IN WILLIAM ZELOSKY'S PARK VIEW CREST, BEING A SUBDIVISION OF TRACT NUMBER ONE (1), BRUMMEL AND CASE FOREST PRESERVE CONSOLIDATION PLAT, ACCORDING TO THE PLAT OF SAID PARK VIEW CREST, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 13, 1920, AS DOCUMENT NUMBER 117591 IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO IN LOT FIVE (5) OF BILLY CALDWELL'S RESERVE IN TOWNSHIP 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E

  
Dated: March 2, 2020

Permanent Real Estate Index Number (PIN): 13-05-104-032-0000  
13-05-104-033-0000

Address of Real Estate: 6338 N. Melvina  
Chicago, IL 60646

### REAL ESTATE TRANSFER TAX

18-Mar-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-05-104-032-0000 | 20200301633795 | 1-480-769-760

\* Total does not include any applicable penalty or interest due.

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**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often 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 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 to 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 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, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or 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.

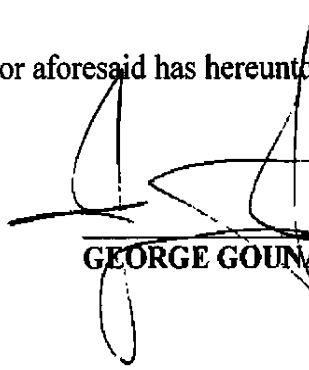
The interest of each and every beneficiary hereunder and all of persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

And the said grantor hereby expressly waives and releases any all right or benefit under and by virtue of any all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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In Witness Whereof, the Grantor aforesaid has hereunto set his hand and seal on March 2, 2020.

  
\_\_\_\_\_  
**GEORGE GOUNARIS**

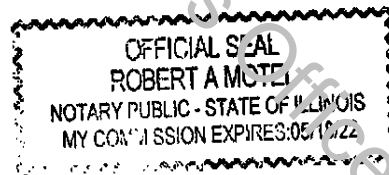
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that **GEORGE GOUNARIS** is 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 he signed, sealed and delivered the said instrument as his 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 2<sup>nd</sup> day of March, 2020

Commission expires: May 18, 2022

  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument was prepared by: Robert A. Motel  
4433 W. Touhy Avenue, Suite 465  
Lincolnwood, IL 60712

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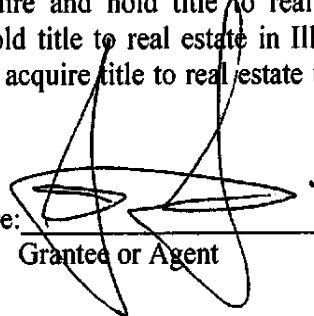
## STATEMENT BY GRANTOR AND GRANTEE

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.

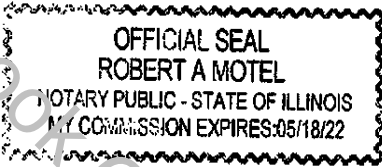
Dated: March 2, 2020

Signature: \_\_\_\_\_

Grantee or Agent



Subscribed and sworn to before me  
By the said George Gounaris  
This 2<sup>nd</sup> day of March, 2020  
Notary Public Robert A. Motel

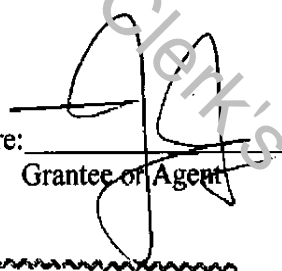


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

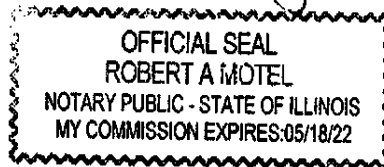
Dated: March 2, 2020

Signature: \_\_\_\_\_

Grantee or Agent



Subscribed and sworn to before me  
By the said George Gounaris  
This 2<sup>nd</sup> day of March, 2020  
Notary Public Robert A. Motel



**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.)