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Doc#: 2028139034 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/07/2020 09:26 AM Pg: 1 of 6

Deed in Trust

Dec ID 20200801663575
ST/CO Stamp 1-139-421-664

News

Mail to:
Elaine Karabatsos
747 Bentleaf Drive
Dallas GA 30132

Name and Address of Taxpayer:
Elaine Karabatsos, Trustee
747 Bentleaf Drive
Dallas GA 30132

On this 30 day of May, 2020, THE GRANTORS, JOHN J. KARABATSOS and GEORGIA KARABATSOS, his wife, as joint tenants, of the City of Lansing, the County of Cook, and State of Illinois, for and in consideration of Ten and no/100 Dollars, (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto

ELAINE KARABATSOS,
not individually but as trustee
of 747 Bentleaf Drive, Dallas GA 30132

under the provisions of a trust agreement dated the 30 day of may, 2020 and known as THE KARABATSOS FAMILY LIVING TRUST, (herein referred to as "said trustee,") and unto all and every successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illinois, to wit:

LOT 54 IN DYKSTRA'S FERNWOOD EAST ESTATES UNIT 2 BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE 100 FOOT RIGHT OF WAY OF THE PENNSYLVANIA RAILROAD TOGETHER WITH OUTLOT A IN DYKSTRA'S FERNWOOD EAST ESTATES UNIT 1 (BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHEASTERLY OF THE 100 FOOT RIGHT OF WAY OF THE PENNSYLVANIA RAILROAD ALL IN COOK COUNTY, ILLINOIS.

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PIN: 30 32 403 078 0000

Common Address: 18432 Lange St., Lansing IL 60438.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining 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 improve, manage, protect, 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 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 presently or in the 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 grant 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 obligated or privileged to inquire into the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the 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 of 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 the beneficiaries thereunder; (c) that said

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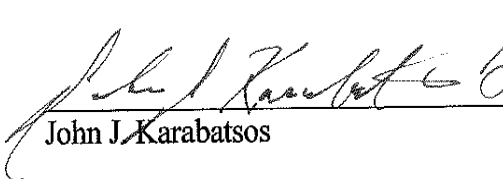
trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with 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.

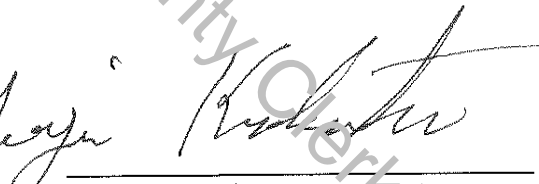
If any title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance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

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

In witness whereof the Grantors have hereunto set their hands and seals the day and year first above written.



 John J. Karabatsos



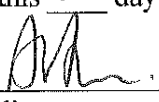
 Georgia Karabatsos

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John J. Karabatsos and Georgia Karabatsos, his wife, as joint tenants, personally known to me to be the same persons whose names are subscribed to the forgoing instrument appeared before me this day in person and acknowledged that they signed, sealed, and delivered the 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.

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Given under my hand and official seal this 30 day of May 2020.



Notary Public

my commission expires: 3/15/21



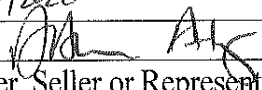
IMPRESS SEAL HERE

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
2 SECTION 4, REAL ESTATE TRANSFER ACT

Name and Address
of Preparer:

DATE: 5/20/2020



Buyer, Seller or Representative

David E. Alms, Esq.
2815 Forbs Ave.
Suite 107
Hoffman Estates IL 60192

Property of Cook County Clerk's Office

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Village of Lansing

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: John J Karabatsos & Georgia Karabatsos
18432 Lange Street
Lansing, IL 60438

Telephone:

Attorney or Agent: David Alms, Ltd
Telephone No.: 847-851-2280

Property Address: 18432 Lange Street
Lansing, IL 60438

Property Index Number (PIN): 30-32-403-078-0000

Water Account Number: 309 4140 00 01

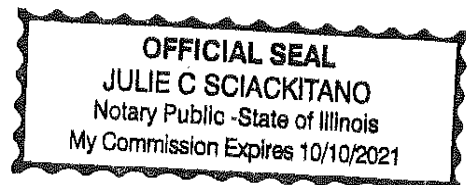
Date of Issuance: July 9, 2020

(State of Illinois)
(County of Cook)
This instrument was acknowledged before
me on July 9, 2020 by
Julie C Sciackitano.

VILLAGE OF LANSING

By: 
Village Treasurer or Designee

 (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 05 | 30 | 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: Lauren Miskell

By the said (Name of Grantor): David E. Alms, Attorney

On this date of: 05 | 30 | 2020

NOTARY SIGNATURE: Lauren Miskell

AFFIX NOTARY STAMP BELOW



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 and hold title to real estate under the laws of the State of Illinois.

DATED: 05 | 30 | 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: Lauren Miskell

By the said (Name of Grantee): David E. Alms, Attorney

On this date of: 05 | 30 | 2020

NOTARY SIGNATURE: Lauren Miskell

AFFIX NOTARY STAMP BELOW



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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)