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GIT DEED IN TRUST

Doc# 2031346000 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/10/2020 08:55 AM Pg: 1 of 5

MAIL TO:

Michael G. Aretos
2550 Golf Road, Suite 250
Rolling Meadows, Illinois 60008

Dec ID 20200801666845
ST/CO Stamp 0-156-767-712

NAME & ADDRESS OF TAXPAYER:

Lillian Bianco, Trustee
417 Covington Terrace
Buffalo Grove, IL 60089

Above Space for Recorder's Use Only

THIS INDENTURE WITNESSETH,
that Grantor LILLIAN BIANCO,

unmarried, of Buffalo Grove, County of Cook, State of Illinois, for an in consideration of Ten Dollars and N0/100 (\$10.00) and other good and valuable consideration in hand paid, do hereby convey and warrant 100% interest unto LILLIAN BIANCO, as trustee of the LILLIAN BIANCO REVOCABLE TRUST dated December 5, 2019, as grantee and unto all and every successor or successors in trust under said agreements, the following described real estate in the County of ~~Lake~~ ^{Cook} and State of Illinois, to wit:

See attached legal description.

Property Identification Number (P.I.N.): 03-08-201-038-1040

COMMON ADDRESS: 417 Covington Terrace, Buffalo Grove, Illinois 60089

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 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; to vacate any subdivision or part thereof, and to re-subdivide 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 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 one hundred ninety-eight (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

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other ways and for such consideration 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 be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any 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 the 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.

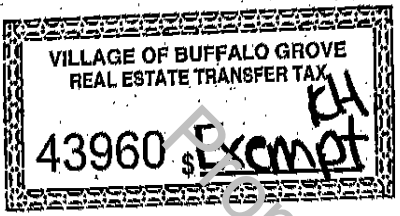
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

The said grantor, Lillian Bianco, 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.

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IN WITNESS WHEREOF, the Grantor, Lillian Bianco, aforesaid, have hereunto set their hand and seal this 10th day of December, 2019.



Lillian Bianco, individually
(Signature)

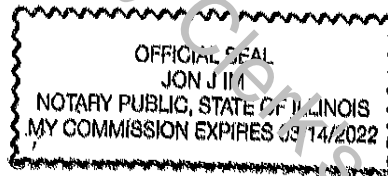
LILLIAN BIANCO, individually and as Trustee of the LILLIAN BIANCO REVOCABLE TRUST dated September 20, 2019

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 LILLIAN BIANCO, 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 notary seal, this 10th day of DECEMBER, 2019.

My commission expires 03/14/2022



(Signature)
NOTARY PUBLIC

SEAL:

EXEMPTION FROM TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH (E) SECTION 31-45, REAL ESTATE TRANSFER ACT.

DATE: 12/10/2019

Nicholas Bianco
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

Michael G. Aretos; Klein, Daday, Aretos & O'Donoghue, LLC; 2550 W. Golf Rd. Ste. 250; Rolling Meadows, Illinois 60008



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Legal description

UNIT 7-4 IN COVINGTON MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27412916 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		27-Sep-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
03-08-201-038-1040	20200801666845	0-156-767-712

THIS INSTRUMENT FILED FOR RECORD BY GIT AS AN ACCOMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

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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: 9 | 9 | 2020

SIGNATURE: Michael Arctos, agent
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:

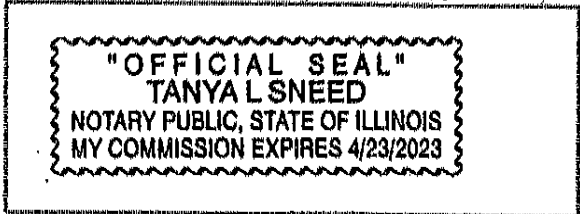
Tanya L. Sneed

By the said (Name of Grantor): Michael Arctos

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 9 | 20

NOTARY SIGNATURE: Tanya L. Sneed



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: 9 | 9 | 2020

SIGNATURE: Michael Arctos agent
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:

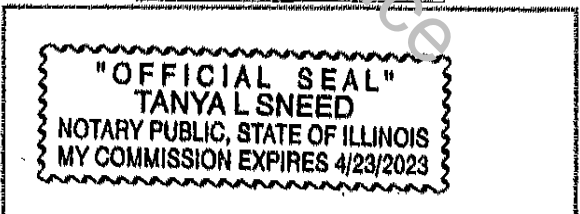
Tanya L. Sneed

By the said (Name of Grantee): Michael Arctos, agent

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 9 | 20

NOTARY SIGNATURE: Tanya L. Sneed



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)