

# UNOFFICIAL COPY

Doc#: 2035313207 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/18/2020 04:00 PM Pg: 1 of 4  
Dec ID 20201101660021

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF  
PARAGRAPH (e) OF SECTION 31-45 OF THE ILLINOIS REAL  
ESTATE TRANSFER TAX ACT AND PARAGRAPH (e) OF  
SECTION 4 OF THE COOK COUNTY TRANSFER TAX  
ORDINANCE.

11/20/2020   
Date Buyer, Seller or Representative

## DEED IN TRUST

THE GRANTORS, **JOHN P. TSOURMAS** and **CAROLINE H. TSOURMAS**, husband and wife, of the City of Arlington Heights, Cook County, State of Illinois, for

and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM to:

**JOHN P. TSOURMAS, TRUSTEE OF THE JOHN P. TSOURMAS LIVING TRUST AGREEMENT DATED NOVEMBER 20, 2020 AS TO AN UNDIVIDED 50% INTEREST; AND**

**CAROLINE H. TSOURMAS, TRUSTEE OF THE CAROLINE H. TSOURMAS LIVING TRUST AGREEMENT DATED NOVEMBER 20, 2020 AS TO AN UNDIVIDED 50% INTEREST,**

**THE BENEFICIAL INTEREST OF SAID TRUSTS BEING HELD BY JOHN P. TSOURMAS AND CAROLINE H. TSOURMAS, HUSBAND AND WIFE, AS TENANCY BY THE ENTIRETY**

the following described real estate in Cook County, Illinois:

LOT 45 IN KRIESMAN'S BROOKSIDE SUBDIVISION UNIT NO. 1, A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

Commonly Known As: 2615 N. Bradford Drive, Arlington Heights, IL 60004

Real Estate Tax Number: 03-17-215-007-0000

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the Trust Agreement.

Full power and authority are granted to the Trustees to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors

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in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

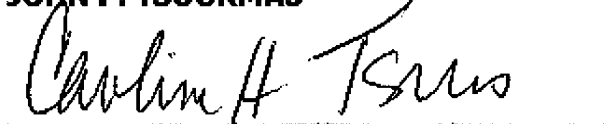
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The grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantors have signed this deed on November 20<sup>th</sup>, 2020.



**JOHN P. TSOURMAS**



**CAROLINE H. TSOURMAS**

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

I am a notary public for the County and State above. I certify that **JOHN P. TSOURMAS** and **CAROLINE H. TSOURMAS**, husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: **November** 20, 2020

  
Notary Public

Commission expires:



**Name and Address of Grantees  
and send future tax bills to:** )  
 )  
**John P. Tsourmas and Caroline H. Tsourmas** )  
**2615 N. Bradford Drive** )  
**Arlington Heights, IL 60004** )

**This Deed Prepared By:**

**Steven B. Levit  
Levit and Lipshutz, Ltd.  
1120 W. Belmont  
Chicago, IL 60657-3313**

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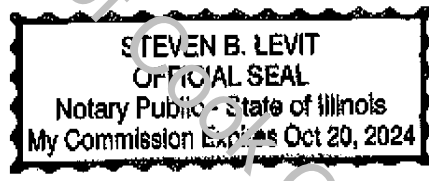
## STATEMENT BY GRANTOR AND GRANTEE

The grantors affirm that, to the best of their 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: November 20<sup>th</sup>, 2020

Carli H. Tsuno  
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor or agent this 20<sup>th</sup> day of November, 2020.



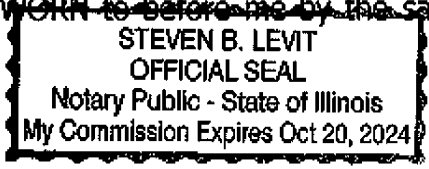
[Signature]  
Notary Public

The grantee or its 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 and hold title to real estate under the laws of the State of Illinois.

Dated: November 20<sup>th</sup>, 2020

Carli H. Tsuno  
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee or agent this 20<sup>th</sup> day of November, 2020.



[Signature]  
Notary Public

**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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)