

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

Doc#: 2036517059 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/30/2020 09:38 AM Pg: 1 of 4

Dec ID 20201101668685

THE GRANTORS, DIMITRIOS T. PATRIANAKOS and NERANTZIA PATRIANAKOS, husband and wife, of the City of Northfield, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, CONVEY AND QUIT CLAIM to DIMITRIOS T. PATRIANAKOS and NERANTZIA D. PATRIANAKOS, husband and wife, as Co-Trustees of the provisions of a declaration of trust dated October 17, 2020, and known as the PATRIANAKOS FAMILY TRUST DATED OCTOBER 17, 2020, of which DIMITRIOS T. PATRIANAKOS and NERANTZIA D. PATRIANAKOS are the primary beneficiaries, said beneficial interest to be held not as tenants in common or as joint tenants, but as TENANTS BY THE ENTIRETY, One Hundred Percent (100%) of the Grantors' interest in the following described real estate, to wit:

Legal Description: LOTS 8 AND LOT 7 (EXCEPT THE NORTH WEST 20 FEET) IN WILLIAM BRITIGAN'S SUNSET RIDGE GOLF CLUB ADDITION BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 5 ACRES THEREOF) AND ALSO THAT PART OF THE WEST ½ OF THE SOUTH EAST ¼ OF THE NORTHWEST ¼ LYING WESTERLY OF HAPP ROAD AND THE NORTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 04-13-111-012-0000 and 04-13-111-013-0000

Property Address: 1042 Happ Road, Northfield, Illinois 60093

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 and set forth herein.

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 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

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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 matter of fixing the amount of 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 or money borrowed or advanced on said 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 said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreements; 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 Quit Claim Deed in Trust and by said trust agreements was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Quit Claim Deed and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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.

And the undersigned hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the undersigned have hereunto set his hands and seals this 17<sup>th</sup> day of October, 2020.

  
 \_\_\_\_\_  
 DIMITRIOS PATRIANAKOS

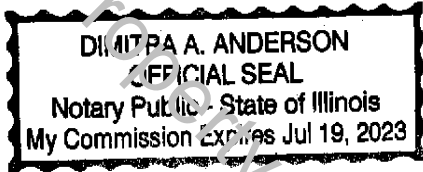
  
 \_\_\_\_\_  
 NERANTZIA PATRIANAKOS

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STATE OF ILLINOIS        )  
COUNTY OF COOK        )     SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DIMITRIOS T. PATRIANAKOS and NERANTZIA PATRIANAKOS, 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 17<sup>th</sup> day of October, 2020.



A handwritten signature in black ink, appearing to be "Dimitra A. Anderson", written over a horizontal line.

NOTARY PUBLIC  
My Commission Expires: 7/19/23

**This instrument was prepared by and after recording return to:**     **Send subsequent tax bills to:**

Anderson Law Offices, P.C.  
5711 North Lincoln Avenue  
Chicago, Illinois 60659

Patrianakos Family Trust  
1042 Happ Road  
Northfield, Illinois 60093

Exempt under provisions of Paragraph "E" Section 31-45 Real Estate Transfer Tax Law

Dated: October 17, 2020

A handwritten signature in black ink, appearing to be "Dimitrios T. Patrianakos", written over a horizontal line.

SIGNATURE

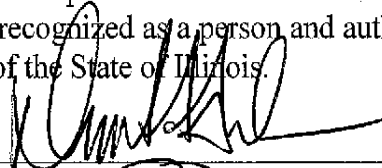
PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

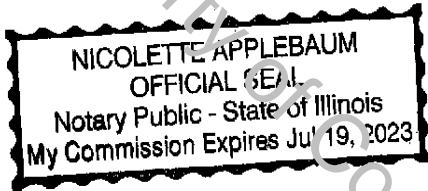
## STATEMENT BY GRANTOR AND GRANTEE

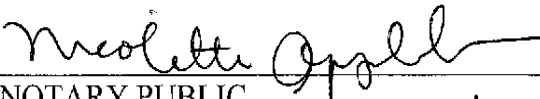
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or 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.

Date: October 17, 2020

  
By: Grantor or Agent


SUBSCRIBED and SWORN to before me this 17<sup>th</sup> day of October, 2020.



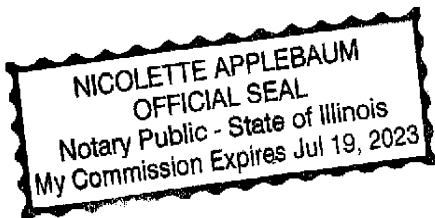
  
NOTARY PUBLIC  
My commission expires: 7/19/23

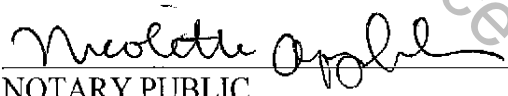
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Date: October 17, 2020

  
By: Grantee or Agent

SUBSCRIBED and SWORN to before me this 17<sup>th</sup> day of October, 2020.



  
NOTARY PUBLIC  
My commission expires: 7/19/23

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 5 of the Illinois Real Estate Transfer Act.]