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This instrument prepared by:
Law Offices of Frank J. Zangara, Ltd.
7115 Virginia Road, Suite 116
Crystal Lake, IL 60014

Doc#: 2116517140 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2021 01:39 PM Pg: 1 of 2

Mail future tax bills to:
GEORGE and DENISE ZERVOS
714 Chris Lane
Mount Prospect, IL 60056

Dec ID 20210501646594
ST/CO Stamp 0-056-391-952 ST Tax \$110.00 CO Tax \$55.00

Mail this recorded instrument to:
George and Denise Zervos
714 Chris Lane
Mount Prospect, IL 60056

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor, BONNIE GOLD, DARRELL GOLD AND RANDEE MILLER, AS TO AN UNDIVIDED 1/3 INTEREST; AND, DARRELL GOLD, AS TO AN UNDIVIDED 1/3 INTEREST; AND, RANDEE MILLER, AS TO AN UNDIVIDED 1/3 INTEREST, of the City of Mount Prospect, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto GEORGE ZERVOS AS TRUSTEE OF THE GEORGE ZERVOS REVOCABLE TRUST DATED AUGUST 26, 2009, AS TO AN UNDIVIDED 1/2 INTEREST; AND DENISE ZERVOS, AS TRUSTEE OF THE DENISE ZERVOS REVOCABLE TRUST DATED AUGUST 26, 2009, AS TO AN UNDIVIDED 1/2 INTEREST as Trustee, of 714 Chris Lane Mount Prospect, IL 60056 under a trust agreement dated the 26th day of August, 2009, the following described real estate in the County of COOK and State of Illinois, to wit:

PARCEL 1: UNIT 1517/206 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARLINGTON GLEN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 98-453125, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NO. 98-453124.

Permanent Index Number(s): 03-21-100-034-1079
Property Address: 1517 N. WINDSOR DR., APT. 206, ARLINGTON HEIGHTS, IL 60004

together with the tenements and appurtenances thereunto belonging.

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 and 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, to pledge or otherwise to 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 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 other

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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 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 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, 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 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.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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 Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 25th day of May, 2021.

Bonnie Gold
 BONNIE GOLD

Darrell Gold
 DARRELL GOLD

Randee Miller
 RANDEE MILLER

STATE OF Illinois)
) I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO
 COUNTY OF COOK) SS HEREBY CERTIFY that BONNIE GOLD, and DARRELL GOLD and RANDEE
) MILLER, personally known to me to be the same person(s) whose name(s) is/are
 subscribed to the foregoing instrument, appeared before me this day in person and
 acknowledged that he/she/they signed, sealed, and delivered the said instruments as
 his/her/their free and voluntary act, for the uses and purposed therein set forth,
 including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 25th day of May, 2021.

Frank J. Zangara
 Notary Public

My commission expires:

