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2123219043D

DEED IN TRUST

(QUIT CLAIM)

Doc# 2123219043 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/20/2021 03:20 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantors, **Sam (a/k/a Sarandos) Giannakopoulos and Georgia Giannakopoulos, husband and wife**, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey and Quit Claim to **Georgia Giannakopoulos and Eleni Giannakopoulos Hernandez**, as Co-Trustees under the provisions of the **Georgia Giannakopoulos Living Trust** agreement dated the 10th day of August, 2021 the following described real estate in the County of Cook, State of Illinois:

THAT PART OF LOT 15 LYING NORTH OF A LINE WHICH IS 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 15 AND SAID SOUTH LINE EXTENDED EAST IN BLOCK 9 OF GAUNTLETT'S LA FRAMBOISE PARK, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST 1/2 OF FRACTIONAL SECTION 23 NORTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-23-414-077-0000

Commonly Known As: 3454 N. Panama Ave., Chicago, IL 60634

TO HAVE AND TO HOLD said premises with the appurtenances upon the trust for the uses and purposes herein in said agreement set forth.

Full power and authority are hereby granted to said trustees 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 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 successor in trust all of the title, estate, power and authorities vested in said trustees; 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 in futuro, and upon 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

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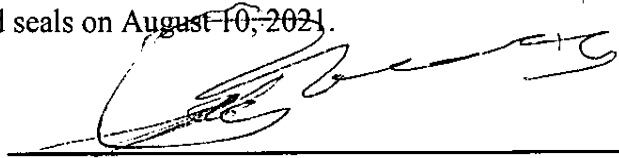
make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about an 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 trustees 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 trustees, 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 trustees, 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 trustees in relation to this 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 the 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 trust, conditions and limitations contained in the Indenture and said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees 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.

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 not 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.



The grantors have set their hands and seals on August 10, 2021.




 Sam (a/k/a Sarandos) Giannakopoulos



 Georgia Giannakopoulos

REAL ESTATE TRANSFER TAX		20-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-23-414-077-0000 | 20210801646168 | 1-511-110-416

REAL ESTATE TRANSFER TAX		20-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

12-23-414-077-0000 | 20210801646168 | 2-021-701-392

* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, a Notary Public in and for the County and State, CERTIFY that **Sam (a/k/a Sarandos) Giannakopoulos and Georgia Giannakopoulos**, 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 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 10th day of August, 2021.



Prepared by: Dutton Casey & Mesoloras, PC
 65 East Wacker Place, Suite 1200
 Chicago, IL 60601



Address of Property: 3454 N. Panama Ave.
 Chicago, IL 60634
 (The above address is for
 statistical purposes only and is
 not part of this deed.)

Mail Recorded
 Document to: Dutton Casey & Mesoloras, PC
 65 East Wacker Place, Suite 1200
 Chicago, IL 60601

Mail Subsequent Tax
 Bills to: Georgia Giannakopoulos, Trustee
 3454 N. Panama Ave.
 Chicago, IL 60634

**Exempt under provisions of Paragraph E
 Section 31-45, Property Tax Code
 and Cook County Ord. 95104 Par. 4**

Sign and date:  8/10/21

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STATEMENT BY GRANTOR AND GRANTEE

The **grantors** or their agent affirms 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: August 10, 2021



Signature: Georgia Giannakopoulos
Grantor or Agent

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Sarandos Giannakopoulos &
Georgia Giannakopoulos
This 10th day of August, 2021
Notary Public [Signature]

The **grantees** or their agent affirm and verify that the name of the **grantees** 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: August 10, 2021



Signature: Georgia Giannakopoulos
Grantee or Agent

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Georgia Giannakopoulos and Eleni Giannakopoulos Hernandez
This 10th day of August, 2021
Notary Public [Signature]

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 4 of the Illinois Real Estate Transfer Act.)