

UNOFFICIAL COPY

Doc#: 2124449183 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/01/2021 02:06 PM Pg: 1 of 4

DEED IN TRUST

The GRANTOR,
Sam Speropoulos and
Georgiann Speropoulos,
Husband and wife
1817 Greendale Avenue

Dec ID 20210401612544

of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to Sam Speropoulos and Georgiann Speropoulos

as trustees under the terms and provisions of a certain Trust Agreement dated the 20th day of January, 2021 and known as Trust No. P32219, to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, Grantee, the following described real estate: (See attached for legal description.)

Permanent Index Number (PIN): 09-22-411-001-0000

Address of Real Estate: 1817 Greendale Avenue, Park Ridge, IL 60068

TO HAVE AND TO HOLD said real estate and appurtenances hereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

DOCUMENT EXEMPT FROM SALES TAX
Patricia A. Sullivan, agent 4-27-2021

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The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Sam Speropoulos
Sam Speropoulos

DATED this 27 day of April, 2021
Georgiann Speropoulos
Georgiann Speropoulos

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 Sam Speropoulos and Georgiann Speropoulos, husband and wife, 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 27 day of April, 2021

Commission expires 10-8-2022
Patricia A. Gilman
Notary Public

This instrument was prepared by:

Michael I. Ponticelli, Ponticelli & Vito, 1480 Renaissance Drive, Suite 209, Park Ridge, IL 60068

LEGAL DESCRIPTION

LOT 22 IN BLOCK 2 IN PARK RIDGE OAKTON TERRACE, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E,

Section 4, Real Estate Transfer Tax Act.

8/17/21 [Signature]
Date Buyer, Seller or Representative

Mail To

Michael I. Ponticelli, Esq.
1480 Renaissance Drive
Suite 209
Park Ridge, IL 60068

Send Subsequent Tax Bills to:

Sam Speropoulos & Georgiann Speropoulos
1817 Greendale Avenue
Park Ridge, IL 60068

OR Recorder's Office Box No. _____

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | www.parkridge.us

Certificate # 21-000897

Pin(s)

09-22-411-001-0000

Address

1817 GREENDALE AVE

This certificate acts as a receipt that the above-mentioned party has complied with City of Park Ridge Ordinance 2020-44

Property Transfer Tax

\$25.00

Date

08/13/2021

Property of Cook County Clerk's

X

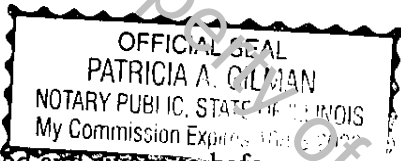
Joseph C. Gilmore
City Manager

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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 4-27-, 2021



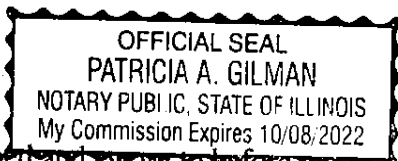
Signature: [Signature]
Sam Speropoulos **Grantor or Agent**

Subscribed and sworn to before me
By the said Grantor
This 27, day of April, 2021
Notary Public [Signature]

[Signature]
Georgiann Speropoulos

The **grantee** or his 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 title to real estate under the laws of the State of Illinois.

Date 4-27-, 2021



Signature: [Signature]
Grantee or Agent
Sam Speropoulos, Trustee

Subscribed and sworn to before me
By the said Grantee
This 27th, day of April, 2021
Notary Public [Signature]

[Signature]
Georgiann Speropoulos, Trustee
of the Sam Speropoulos and Georgiann Speropoulos Trust # P32219 dated January 20, 2021

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 Tax Act.)