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Doc#: 2203949115 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2022 04:08 PM Pg: 1 of 5

DEED IN TRUST (ILLINOIS)

Dec ID 20220201619366

The Grantor,
Constantine Megremis,
Divorced and not
since remarried
of the City of Des Plaines,
County of Cook,
and State of Illinois in
consideration of the sum
of Ten Dollars
(\$10.00), and other good
and valuable consideration,
the receipt of which is hereby acknowledged, hereby conveys and quit claims to the
Constantine Megremis as Trustee of the Constantine Megremis Declaration of Trust
dated JAN 18, 2022, the following described real estate:

See attached legal description.

Exempt deed or instrument
eligible for recordation
without payment of tax.

Permanent Index Number (PIN): 09-17-416-029-1149

Address(es) of Real Estate: 650 S. River Road, Unit 806, DES PLAINES, IL 60016

1772528 CST WALKER
City of Des Plaines
1-21-22

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust 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 compiled with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other

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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.

4. In the event of the inability or refusal of the Trustee herein named, to act, or upon the Trustee's removal the then acting successor trustee of the **Constantine Megremis Declaration of Trust** is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

The Grantor hereby waives and releases any and all rights 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.

Dated this 18 day of Jan, 2021

Constantine Megremis
Constantine Megremis

Exempt under provision of Paragraph e Section 4,
Real Estate Transfer Act.

Date: 1/18/22

Signature: [Handwritten Signature]

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LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 2-806 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97131342 AND AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF P2-44 AND STORAGE SPACE NUMBER S2-44 AS A LIMITED COMMON ELEMENTS AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 09-17-416-029-1149

Address(es) of Real Estate: 650 S. RIVER ROAD, UNIT 806, DES PLAINES, IL 60016

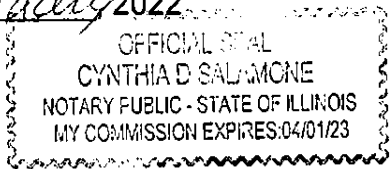
Property of Cook County Clerk's Office

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State of Illinois, County of Cook: I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Constantine Megremis, divorced and not since remarried** 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 he/she/they signed, sealed and delivered the said instrument as he/she/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 seal, this 18 day of January 2022.

Cynthia D. Salamone
Notary Public



My Commission expires: 4/1/23

This instrument was prepared by: Law Office of Rick J. Erickson, Ltd., 716 Lee Street, Des Plaines, IL 60016

Send subsequent tax bills to: Constantine Megremis
650 S. River Road 806
Des Plaines, IL 60016

Upon recording mail to: Constantine Megremis
650 S. River Road 806
Des Plaines, IL 60016

TRUSTEE ACCEPTANCE

The Grantee, **Constantine Megremis**, Trustee, or Successor Trustee(s) of the **Constantine Megremis Declaration of Trust** Dated 1-18, 2022, hereby acknowledges and accepts this conveyance into the said trust.

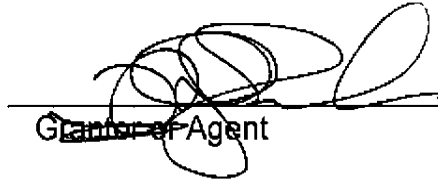
X Constantine Megremis
Constantine Megremis, As Trustee as Aforesaid

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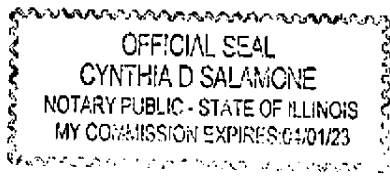
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his/her/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: 1/18, 2022

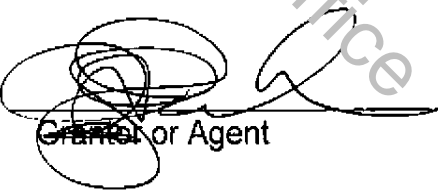
Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said Rick Erickson
this 18 day of January, 2022
Notary Public Cynthia D. Salamone



The Grantee or his Agent affirms that, to the best of his/her/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: 1/18, 2022

Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said Rick Erickson
this 18 day of January, 2022
Notary Public Cynthia D. Salamone

