

UNOFFICIAL COPY

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Doc#: 2308133255 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/22/2023 11:57 AM Pg: 1 of 4

DEED IN TRUST

The GRANTORS, Michael Tsoflias and Angela Tsoflias, a married couple who reside in the City of Des Plaines, 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 CONVEY and QUIT CLAIM to Michael Tsoflias, of 964 Ingram Place, Des Plaines, IL 60016, as trustee, of the MICHAEL TSOFLIAS TRUST, dated October 14, 2022, as amended from time to time, as to an undivided 50% interest, and Angela Tsoflias, of 964 Ingram Place, Des Plaines, IL 60016, as trustee of the ANGELA TSOFLIAS TRUST, dated October 14, 2022, and as amended from time to time, as to

an undivided 50% interest, as tenants in common, and to any and all successors as Trustee appointed under said Trust Agreements, or who may be legally appointed, the following described real estate: (Please see schedule A)

Permanent Index Number (PIN): 08-2-219-011-0000

Address of Real Estate: 964 Ingram Place, Des Plaines, IL 60016

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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.

The Grantors hereby waive and release any and all right, title, interest 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.

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

M. Klein / 2/27/23
City of Des Plaines

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DATED this 14th day of OCTOBER, 2022

Michael Tsoflias
Michael Tsoflias

DATED this 14 day of October, 2022

Angela Tsoflias
Angela Tsoflias

State of Illinois, County of Cook SS.

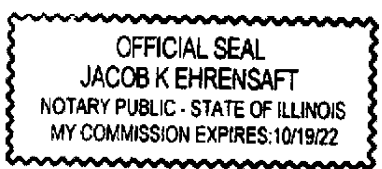
I the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Michael Tsoflias and Angela Tsoflias, a married couple who reside in the City of Des Plaines, County of Cook, State of Illinois, personally known to me to be the same persons whose names are subscribed to the forgoing 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 14 day of October, 2022

Commission expires 10/19/22
Jacob K Ehrensaft
Notary Public

Exempt under provisions of paragraph e, Section 31-45, Real Estate Transfer Tax Act

Dated October 14, 2022
Jacob K Ehrensaft
Attorney for Grantor



Prepared By & Mail To: Jacob K. Ehrensaft, Esq.
LAW OFFICES OF JACOB K EHRENSAFT LLC
241 Golf Mill Professional Building, STE 800
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:
Michael and Angela Tsoflias
964 Ingram Place
Des Plaines, IL 60016

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SCHEDULE A

Legal Description: In Block Nineteen (19), in Waycinden Park, being a subdivision in the North Half (1/2) of Section 24, Township 41 North, Range 11, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on October 10, 1957, as Document Number 1763126, and re-registered December 10, 1957, as Document Number 1772965.

Permanent Index Number (PIN): 08-24-219-011-0000

Address of Real Estate: 964 Ingram Place, Des Plaines, IL 60016

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent(s) affirm and verify that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural persons, 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: OCTOBER 14, 2022

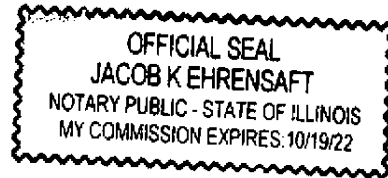
Signed: *Michael Tsoulias*
Grantor, **Michael Tsoulias**, Individually

Dated: October 14 2022

Signed: *Angela Tsoulias*
Grantor, **Angela Tsoulias**, Individually

Subscribed and sworn to before me on

October 14, 2022
Jacob K Ehrensaft
Notary Public



The grantees or their agent(s) affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: OCTOBER 14, 2022

Signed: *Michael Tsoulias*
Grantee, **Michael Tsoulias**, as trustee, of the
MICHAEL TSOFLIAS TRUST, dated October 14, 2022
as amended from time to time

Dated: October 14 2022

Signed: *Angela Tsoulias*
Grantee, **Angela Tsoulias**, as trustee of the
ANGELA TSOFLIAS TRUST, dated October 14, 2022
as amended from time to time

Subscribed and sworn to before me on

October 14 2022
Jacob K Ehrensaft
Notary Public

