

UNOFFICIAL COPY

Doc#: 2323649196 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2023 03:48 PM Pg: 1 of 3

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

Dec ID 20230801689973
ST/CO Stamp 0-640-476-624 ST Tax \$1,040.00 CO Tax \$520.00

23159597 1/1

DEED IN TRUST (ILLINOIS)

THE GRANTOR, Nectaria A. Koumbis, Trustee of the Nectaria A. Koumbis Declaration of Trust dated July 9, 2014, of the County of Cook and State of Illinois for and in consideration of Ten and No Dollars, and other good and valuable considerations in hand paid, Convey, and Warrant unto Filoniki Goulas, as Trustee of 8008 West Davis Street Trust dated August 4, 2023, as grantee and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of McHenry and State of Illinois, to wit:

SUBJECT TO: General taxes for subsequent years; Covenants, conditions and restrictions of record, if any;

LOT 2 IN ANDREWS RESUBDIVISION OF LOT 16 (EXCEPT THE WESTERLY 125 FEET THEREOF) AND THE SOUTH HALF OF LOT 15 (EXCEPT THE WESTERLY 125 FEET THEREOF) IN NILES CENTER REALTY COMPANY'S CHURCH STREET SUBDIVISION OF THE NORTH 693 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (ALSO THAT PART OF THE WEST 33 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, WHICH LIES SOUTH OF THE NORTH 693 FEET THEREOF AND NORTH OF THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-14-411-048-0000 (VOLUME NUMBER 38)

PROPERTY ADDRESS: 8008 W DAVIS ST, NILES, IL 60714

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 are hereby granted to said trustee 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 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, 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

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leases to commence in present or in future, 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; 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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar or Titles is hereby directed not to register or note 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 grantor hereby expressly waives and releases 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 grantors aforesaid have set their hands and seals on 8/4/2023.

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Nectaria A. Koumbis (SEAL)

Nectaria A. Koumbis, Trustee of the Nectaria A. Koumbis Declaration of Trust dated July 9, 2014

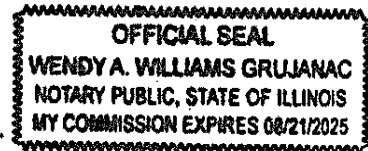
State of Illinois, County of Cook: ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nectaria A. Koumbis known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments as his 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 on 8/4/2023.

Wendy Williams
Notary Public

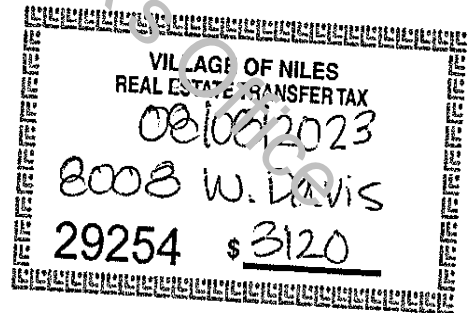
Commission expires: 08/21/2025



THIS INSTRUMENT WAS PREPARED BY:
Collis, Griffor & Hendra, P.C.
1851 Washtenaw Ave,
Ypsilanti, MI 48197

SEND SUBSEQUENT TAX BILLS TO:
The 8008 West Davis Drive Trust
1851 Washtenaw Ave,
Ypsilanti, MI 48197

MAIL TO:
Collis, Griffor & Hendra, P.C.
1851 Washtenaw Ave,
Ypsilanti, MI 48197



COUNTY – ILLINOIS TRANSFER STAMPS
Exempt under 35 ILCS 200/31-45(e)

REAL ESTATE TRANSFER TAX		22-Aug-2023
COUNTY:		520.00
ILLINOIS:		1,040.00
TOTAL:		1,560.00

09-14-411-046-0000 | 20230801689973 | 0-640-476-624

NA

Buyer/Seller/Attorney