

# UNOFFICIAL COPY

Doc#: 2327145107 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/28/2023 02:36 PM Pg: 1 of 5

**THIS DOCUMENT PREPARED &  
AFTER RECORDING RETURN TO:**  
David A. Pestell  
HARDT, STERN & KAYNE, P.C.  
2610 Lake Cook Road, Suite 200  
Riverwoods, IL 60015  
(847) 597-2150

Dec ID 20230901623237  
ST/CO Stamp 0-586-761-168  
City Stamp 1-561-641-936

**FOR RECORDER'S USE ONLY**

## DEED IN TRUST

Grantor, MARIA M. LOUKAS, of 1850 Half Day Road, Bannockburn, Illinois, not individually but as Trustee of the MARIA M. LOUKAS TRUST dated August 18, 1999, as amended, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and quitclaims to MICHAEL LOUKAS, not personally but as trustee of the MICHAEL LOUKAS Trust under trust agreement dated the 18<sup>TH</sup> day of August, 1999, as amended, MICHAEL LOUKAS's successor or successors, the following described real estate in the County of Cook, State of Illinois:

See Legal Description Attached Hereto and Made a Part Hereof

P.I.N.: 17-04-210-031-1079

Commonly known as: 1555 N. Dearborn Parkway, Unit 21A, Chicago, Illinois 60610

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by 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 99 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 real estate, 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 or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning

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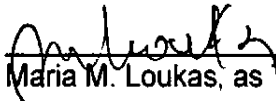
the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

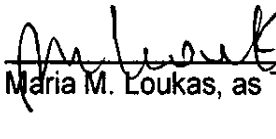
Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor trustee 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 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed on this 22 day of August, 2023.

  
 \_\_\_\_\_  
 Maria M. Loukas, as Trustee

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45, SECTION 4, PARAGRAPH E, AND UNDER THE CORRESPONDING PROVISIONS OF COOK COUNTY ORDINANCES (AND MUNICIPAL ORDINANCES, IF APPLICABLE). DATED THE 22 DAY OF August, 2023.

  
 \_\_\_\_\_  
 Maria M. Loukas, as Trustee, Grantor

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STATE OF ILLINOIS  
COUNTY OF Lake

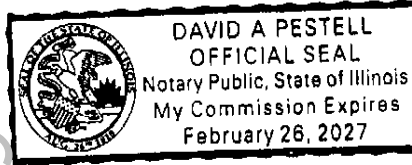
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Maria M. Loukas, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22 day of August,  
2023.

  
\_\_\_\_\_  
Notary Public

**MAIL SUBSEQUENT TAX BILLS TO:**

Michael Loukas, as Trustee  
1850 Half Day Road  
Bannockburn, Illinois 60015



Property of Cook County Clerk's Office

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**EXHIBIT  
A  
LEGAL DESCRIPTION**

UNIT NUMER 21 A N THE CONSTELLATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE NORTH 50 FEET OF LOT "B" IN BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

PARCEL 2:

THAT PART OF GROUND ADJOINING PARCEL 1 HEREIN, ON THE WEST, NORTH AND EAST THEROF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 50 FEET OF LOT "B" IN BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, HEREINAFTER REFERRED TO AS PARCEK 1; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 1 PROJECTED WEST A DISTANCE OF 22 FEET; THENCE NORTH PARALLEL TO THE WEAT LINE SAID PARCEL 1 AND ALONG A LINE 22 FEET WEST OF SAID WEST LINE OF PARCEL, A DOSTANCE OF 70 FEET; THENCE EAST PARRALLEL TO THE NORTH LINE OF SAID PARCEL 1 ALONG A LINE 20 FEET NORTH OF SAID NORTH LINE OF PARCEL 1, A DISTANCE OF 161 FEET 11-1/4 INCHES, MORE OR LESS, A POINT 8 FEET EAST AND 20 FEET NORTH OF THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH PARRALLEL TO THE EAST LINE OF SAID PARCEL 1 AND ALONG THE CENTER LINE OF THE ALLEY BEING 8 FEET EAST OF SAID EAST LINE OF SAID PARCEL 1, A DISTANCE OF 70 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF SAID ALLEY 8 FEET EAST OF THE SOUTHEAST CORNER OF SAID PARCEL 1, 13 FEET 11-1/4 INCHES; AND THENCE SOUTH ALONG THE WEST LINE OF PARCEL 1, 50 FEET TO THE POINT OG BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHBIT "2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25101907, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-04-210-031-1079

Commonly known as: 1555 N. Dearborn Parkway, Unit 21A, Chicago, Illinois 60610

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## STATEMENT BY GRANTOR AND GRANTEE

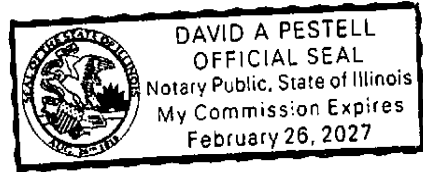
The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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.

[Signature]  
Grantor or Agent

Dated August 22, 2023.

SUBSCRIBED and SWORN to before me by the said Grantor this 22 day of August, 2023.

[Signature]  
Notary Public



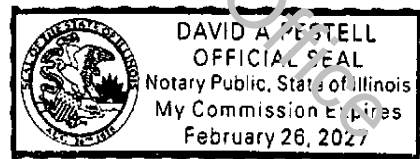
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

[Signature]  
Grantee or Agent

Dated August 22, 2023.

SUBSCRIBED and SWORN to before me by the said Grantee this 22 day of August, 2023.

[Signature]  
Notary Public



**NOTE:** Any person who knowingly submits a false statement concerning the identity of the 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 AB] to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]