

UNOFFICIAL COPY

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2000-11-22 11:23:40
Cook County Recorder 25.00

**DEED IN TRUST
(ILLINOIS)**



00921796

THE GRANTOR

PETE STRATS, INC.,
an Illinois Corporation,
d/b/a Chiggy's Gyros,

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **Chicago Title Land Trust Company, as Trustee under Trust Agreement dated November 9, 2000, and known as Trust No. 1109162**, and to any and all successors as Trustee who may be legally appointed, the following described real estate:

****SEE ATTACHED EXHIBIT "A"*****

Permanent Real Estate Index Number(s): **06-25-420-009**
Address(es) of real estate: **1921 Irving Park Road - Hanover Park, Illinois 60193**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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 198 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, deed, 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 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 into 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 person 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.

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BOX 333-CTI

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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 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.

DATED this 20th day of November, 2000.

PETE STRATS, INC.,
an Illinois Corporation,

PLEASE _____ (SEAL)
PRINT OR _____
TYPE NAMES _____
BELOW _____ (SEAL)
SIGNATURE(S) _____

BY: [Signature] (SEAL)
Its President

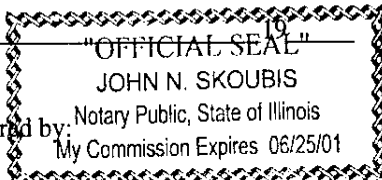
ATTEST: [Signature] (SEAL)
Its Secretary

State of Illinois)
) SS.
County of Cook).

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Pete Stratigakis, Preident of Pete Strats, Inc., an Illinois Corporation, d/b/a Chiggy's Gyros, and Renee Stratigakis, Secretary of said Corporation, personally known to me to be the same person(s) whose name(s) 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 20th day of November, 2000.

Commission expires _____



[Signature]
NOTARY PUBLIC

This instrument was prepared by:

Notary Public, State of Illinois
My Commission Expires 06/25/01

John N. Skoubis, 200 West Jackson Boulevard, Suite 1050, Chicago, Illinois 60606-6941



MAIL TO:
William J. Mantas, Esq.
1030 West Higgins Road, Suite 200
Park Ridge, Illinois 60068

SEND SUBSEQUENT TAX BILLS TO:
Chiggy's Gyros
1921 West Irving Park Road
Hanover Park, Illinois 60193

STREET ADDRESS: 1921 WEST IRVING PARK ROAD
CITY: HANOVER PARK COUNTY: COOK
TAX NUMBER: 06-25-420-009-0000

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LEGAL DESCRIPTION:

THAT PART OF BLOCK 16 IN UNIT 4 IN HANOVER GARDENS FIRST ADDITION, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF EAST AVENUE AND BRIARWOOD, AS SHOWN ON SAID SUBDIVISION PLAT; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID BRIARWOOD AVENUE, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING EASTERLY ON THE NORTH LINE OF SAID BRIARWOOD AVENUE, A DISTANCE OF 150 FEET; THENCE NORTHERLY AT RIGHT ANGLES, A DISTANCE OF 140 FEET TO THE SOUTHERLY LINE OF IRVING PARK ROAD; THENCE WESTERLY ON SAID IRVING PARK ROAD, A DISTANCE OF 150 FEET; THENCE SOUTHERLY A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COOK
CO. NO. 016

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STATE OF ILLINOIS
REAL STATE TRANSFER TAX
☆☆☆
NOV 20 '00 DEPT. OF REVENUE 400.00
RB. 10686

3 3 3 4 9 7

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP NOV 20 '00 200.00
P.R. 11427

