

# UNOFFICIAL COPY

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2001-08-22 10:58:48  
Cook County Recorder 25.50

## QUIT CLAIM DEED IN TRUST



The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **ARMENAKIS ENTERPRISES, LTD.**

of the County of COOK and State of ILLINOIS for and in consideration of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, Convey s and Quit Claim s unto the WESTERN SPRINGS NATIONAL BANK AND TRUST, a national banking association, whose address is 4456 Wolf Road, Western Springs, Illinois 60558, as Trustee under the provisions of a trust agreement dated the 1st day of August, 2001 known as Trust Number 3893 the following described Real estate in the County of COOK and State of Illinois, to-wit:

That part of the North East Quarter (NE 1/4) of the North West Quarter (NW 1/4), and the West Four (4) Acres of the North West Quarter (NW 1/4) of the North East Quarter (NE 1/4) of Section Two (2), Township Forty-two North (42 N), Range Ten (10), East (E) of the Third (3rd) Principal Meridian, described as follows: Commencing at the point of intersection of the center line of Rand Road with the South (S) line of the North East Quarter (NE 1/4) of the North West Quarter (NW 1/4) of said Section Two (2), said point of intersection being 78.61 feet West (W) of the South East (SE) corner of the North East Quarter (NE 1/4) of the North West Quarter (NW 1/4) of said Section Two (2); thence Northwesterly along the center line of Rand Road, 75.51 feet; thence Northeasterly in a straight line 358.62 feet to a point on the East (E) line of the West (W) Four (4) Acres of the North West Quarter (NW 1/4) of the North East Quarter (NE 1/4) of said Section Two (2) that is 301.64 feet North (N) of the South (S) line of the North West Quarter (NW 1/4) of the North East Quarter (NE 1/4) of said Section Two (2), thence South (S) along the East (E) line of the West (W) Four (4) Acres of the North West Quarter (NW 1/4) of the North East Quarter (NE 1/4) of said Section Two (2), 301.64 feet to the South (S) line of the North West Quarter (NW 1/4) of the North East Quarter (NE 1/4) of said Section Two (2); thence West (W) along the last described line; 209.34 feet to the place of beginning, in Cook County, Illinois. (Except that part thereof taken from Rand Road.)

c/k/a: 2153 Rand Road, Palatine, Illinois 60067

Permanent Index No. 02-02-102-020

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 leases to commence in praesenti or futuro, 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, 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 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 thereafter.

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ATGF, INC.

JG  
MR

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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 obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged 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 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, 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 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 of 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 waive \_\_\_\_\_ and release 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 grantor \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set \_\_\_\_\_ his hand \_\_\_\_\_ and seal \_\_\_\_\_ this \_\_\_\_\_ 3rd \_\_\_\_\_ day of \_\_\_\_\_ August, 2001 \_\_\_\_\_ xixx

Exempt under the provisions of Section 200/31-45, Paragraph (e) of the Real Estate Transfer Tax Act.

DATE: 8-3-01 BY: *Thomas Armenakis*

*Thomas Armenakis* (Seal)  
ARMENAKIS ENTERPRISES, LTD.  
By: Thomas Armenakis, President (Seal)

WESTERN SPRINGS NATIONAL BANK and TRUST, 4456 Wolf Road, Western Springs, IL 60558

THIS INSTRUMENT WAS PREPARED BY: \_\_\_\_\_

STATE OF ILLINOIS, \_\_\_\_\_ the undersigned, \_\_\_\_\_ a Notary Public in and COUNTY OF \_\_\_\_\_ SS. \_\_\_\_\_ for said County, in the state aforesaid, do hereby certify that \_\_\_\_\_ THOMAS ARMENAKIS \_\_\_\_\_

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 \_\_\_\_\_ he \_\_\_\_\_ signed, sealed and delivered the said instrument 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 notarial seal this \_\_\_\_\_ 3rd \_\_\_\_\_ day of \_\_\_\_\_ August, 2001 \_\_\_\_\_ xixx



*Alice L. Gregor*  
Notary Public

After recording return to:  
WESTERN SPRINGS NATIONAL BANK AND TRUST  
Land Trust Department  
4456 Wolf Road, Western Springs, IL 60558

For information only insert street address of above described property  
2153 Rand Road, Palatine, Illinois 60067  
MAIL SUBSEQUENT REAL ESTATE TAX BILLS TO:

# UNOFFICIAL COPY

STATEMENT BY GRANOR and GRANTEE

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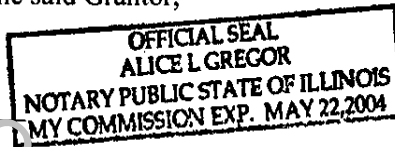
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

DATE: August 3, 2001

Signature: [Signature]  
BY: Thomas Armenakis, President  
FOR: Armenakis Enterprises, Inc.

Subscribed to and sworn before me by the said Grantor,  
this 3rd day of August, 2001.

[Signature]  
NOTARY PUBLIC



The grantee or his agent affirms that, to the best of his 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 and hold title to real estate under the laws of the State of Illinois.

DATE: August 3, 2001

WESTERN SPRINGS NATIONAL BANK and  
TRUST, T/U/T No. 3893 u/a dtd. 08/01/2001  
and not personally,

Signature: [Signature]  
Daniel N. Wlodek, Trust Officer



Subscribed to and sworn before me by the said Grantee,  
this 3rd day of August, 2001.

[Signature]  
NOTARY PUBLIC



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a 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 ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS. IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

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07-27-19

Property of Cook County Clerk's Office

OFFICIAL SEAL  
SUSANNE BELLAR  
CLERK OF THE COUNTY CLERK'S OFFICE  
COOK COUNTY, ILLINOIS

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