

UNOFFICIAL COPY

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2001-11-05 16:45:48

Cook County Recorder 25.50

DEED IN TRUST
WARRANTY DEED



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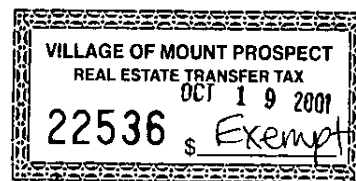
THIS INDENTURE WITNESSETH that the Grantor, ANGELO CHRISTOFILIS and ERIKA CHRISTOFILIS, his wife

of the County of Cook and State of Illinois, for and in consideration of
Ten and no/100 Dollars, and other good and valu-

able considerations in hand paid, CONVEY AND WARRANT unto AUSTIN BANK OF
CHICAGO, an Illinois banking corporation, Chicago, Illinois, as Trustee under the provisions of a trust agreement dated
the 25th day of September ~~2000~~ 2001, known as Trust Number
7571, the following described real estate in the County of Cook and

State of Illinois, to-wit:

Lot 14 in Lincoln Square, being a subdivision of the West 1/2 of the Northwest 1/4 of the
Northeast 1/4 of the Southwest 1/4 of Section 10, Township 41 North, Range 11, East of the
Third Principal Meridian, in Cook County, Illinois.



PERMANENT INDEX NUMBER: 08-10-303-014

STREET ADDRESS: 408 S. Helena, Mount Prospect, Illinois 60056

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein
and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part
thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts
to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either
with or without consideration; to convey the 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 the trustee; to
donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the
real estate, 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, and to execute renewals or extensions of leases upon
any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the
terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options
to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute
contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or
charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the
real estate or any part thereof, and to deal with the title to 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 the same title to the real estate to deal with it,
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 the real estate, or to whom the real estate or any
part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 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 any amendments thereof and binding upon all beneficiaries, (c) that the 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 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, and 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 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 s 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 s aforesaid ha ve hereunto set their hand s and seal s this 25th day of September 19 2001.

Angelo Christofilis (Seal)
ANGELO CHRISTOFILIS

Exempt under Real Estate Transfer Tax Law
35 ILCS 200/31-45 sub. par E and Cook
County Ord. 93-0-27 par. E (Seal)

Erika Christofilis (Seal)
ERIKA CHRISTOFILIS

Date 9/25/01 Sign. Joseph Poduska (Seal)

Address of Grantee: Austin Bank of Chicago, 6400 N. North Avenue, Chicago, Illinois 60639

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 ANGELO CHRISTOFILIS and ERIKA CHRISTOFILIS, his wife

personally known to me to be the same person s whose name s are 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 notarial seal this 25th day of September 19 2001.



Joseph Poduska
Notary Public

After recording return to:

JOSEPH J. PODUSKA
Attorney at Law
6059 W. Irving Park Road
Chicago, Illinois 60634

This document prepared by:

JOSEPH J. PODUSKA
6059 W. Irving Park Road
Chicago, Illinois 60634

Send Tax Bills To:

ANGELO CHRISTOFILIS

408 S. Helena

Mount Prospect, Illinois 60056

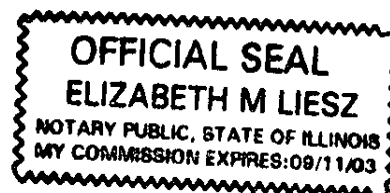
STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 9/25/01Signature *Jim Burt*

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Josmar Pedraza
THIS 25 DAY OF Sept
2001.

NOTARY PUBLIC *Elizabeth M. Liesz*

The grantee or his 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.

Date 9/25/01Signature *Jim Burt*

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Josmar Pedraza
THIS 25th DAY OF Sept
2001.

NOTARY PUBLIC *Elizabeth M. Liesz*

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]