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0020970715

GEORGE E. COLE®
LEGAL FORMS

No. 1990-REC
April 2000

1471/0098 30 001 Page 1 of 4
2002-09-04 14:50:07
Cook County Recorder 38.50

DEED IN TRUST
(ILLINOIS)



0020970715

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THE GRANTOR S, BILL PISSIOS AND THOMAS PISSIOS, husband and wife of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) - - DOLLARS, and other good and valuable considerations in hand paid, Convey _____ and

Above Space for Recorder's use only

~~(WARRANT)~~ QUIT CLAIM _____)* unto BILL PISSIOS AND THOMAS PISSIOS
8314 W. OAK AVENUE
NILES, ILLINOIS 60714

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 23rd day of AUGUST, 2002, THE BILL PISSIOS AND THOMAS PISSIOS TRUST AGREEMENT and known as _____ (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of _____ and State of Illinois, to wit:

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
8314 W. Oak
10820 \$ Exempt

SEE LEGAL DESCRIPTION ATTACHED HERETO

Permanent Real Estate Index Number(s): 09-14-406-015

Address(es) of real estate: 8314 W. OAK, NILES, ILLINOIS 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, street, highways or alleys; 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 in 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 hereafter.

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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 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, 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, hers, 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.

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 have hereunto set their hand _____ and seal

this 23 day of AUGUST, 2002.

BILL PISSIOS (SEAL)

THOMAS PISSIOS (SEAL)

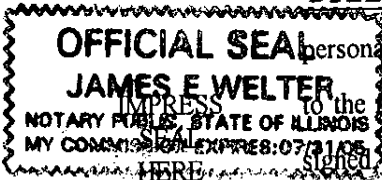
BILL PISSIOS

THOMAS PISSIOS

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

BILL PISSIOS AND THOMAS PISSIOS, husband and wife



personally known to me to be the same persons whose names are _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 23rd day of August, 2002

Commission expires _____ 20 _____

James E. Welter
NOTARY PUBLIC

This instrument was prepared by JAMES E. WELTER, 100 W. MONROE ST, SUITE 310, CHICAGO, IL 60603
(Name and Address)

20970715

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

JAMES E. WELTER
(Name)

(Name)

MAIL TO: 100 W. MONROE ST
(Address)

(Address)

SUITE 310
CHICAGO, IL 60603
(City, State and Zip)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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LEGAL DESCRIPTION:

LOT 19 IN BLOCK 2 IN PETERS MILWAUKEE AVENUE HEIGHTS, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, LYING WEST OF MILWAUKEE AVENUE ALSO THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF MILWAUKEE AVENUE 203 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE CENTER LINE OF MILWAUKEE AVENUE AND THE NORTH LINE OF SAID SOUTHEAST 1/4 THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE CENTER LINE OF MILWAUKEE AVENUE 150 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE CENTER LINE OF MILWAUKEE AVENUE 275 FEET; THENCE NORTHEASTERLY 150 FEET TO THE CENTER LINE OF MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF MILWAUKEE AVENUE, 275 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 09-14-406-015

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. 7

Date 9-4-02 Sign. [Signature]

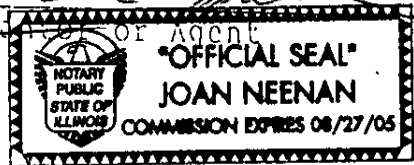
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized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

Dated 8-23, 2002 Signature: James E. Welter



Subscribed and sworn to before me by the said James E. Welter this 23rd day of August, 2002.
Notary Public Joan Neenan

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.

Dated 8-23, 2002 Signature: James E. Welter
Grantee or Agent



Subscribed and sworn to before me by the said James E. Welter this 23rd day of August, 2002.
Notary Public Joan Neenan

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.)

20970715