

# UNOFFICIAL COPY

## SUBURBAN BANK & TRUST COMPANY WARRANTY DEED IN TRUST



Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 05/02/2003 01:22 PM Pg: 1 of 3

**THIS INDENTURE WITNESSETH**, that the Grantor(s) Spero A. Gianopoulos and Andrea Gianopoulos

of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Warrant(s) unto the **Suburban Bank and Trust Company**, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement dated the 1st day of May, 2003, known as Trust Number 74-3317 the following described real estate in the County of COOK and State of Illinois, to-wit:

Parcel 1: THAT OF LOT 24 IN MALLARD LANDINGS UNIT 4B-1, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST QUARTER OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 24; THENCE SOUTH 00 DEGREES, 12 MINUTES, 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 24, 66.39 FEET; THENCE SOUTH 89 DEGREES, 47 MINUTES, 50 SECONDS WEST, 29.66 FEET; THENCE SOUTH 06 DEGREES, 35 MINUTES, 39 SECONDS EAST, 72.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES, 35 MINUTES, 39 SECONDS EAST, 40.96 FEET; THENCE SOUTH 83 DEGREES, 24 MINUTES, 21 SECONDS WEST, 88.00 FEET; THENCE NORTH 06 DEGREES, 35 MINUTES, 39 SECONDS WEST, 40.96 FEET; THENCE NORTH 83 DEGREES, 24 MINUTES, 21 SECONDS EAST, 88.00 FEET TO THE POINT OF BEGINNING.

Parcel 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS TOWNHOMES RECORDED JUNE 27, 1991 AS DOCUMENT 91315347 AS AMENDED, AND AS CREATED BY DEED FROM LASALLE NATIONAL TRUST, N.A., AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 20, 1988 KNOWN AS TRUST NUMBER 10-2330-19 TO SPERO A. GIANOPOULOS AND ANDREA GIANOPOULOS, HIS WIFE, RECORDED - AS DOCUMENT - FOR INGRESS AND EGRESS.

**Street Address of Property:** 16737 Winterberry Lane, Orland Park, IL 60467  
**Permanent Tax Number:** 27-29-214-075-0000

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 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 and 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 changes 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.

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



# UNOFFICIAL COPY

## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 5-1, 2003

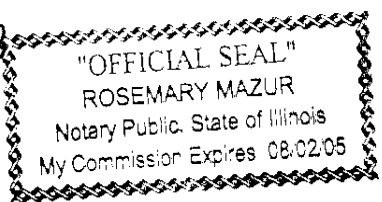
[Signature]  
Grantor/Agent

State of Illinois

County of Cook

Subscribed and sworn to before me this 1 day of May, 2003

[Signature]  
Notary Public



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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5-1, 2003

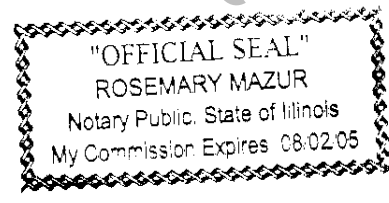
[Signature]  
Grantee/Agent

State of Illinois

County of Cook

Subscribed and sworn to before me this 1 day of May, 2003

[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 a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)