

UNOFFICIAL COPY

TICOR TITLE

DEED IN TRUST

517456

THE GRANTOR(S)

GREGORY SIMOS, a/k/a GREG SIMOS,  
married to Cathy Simos

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, Conveys and (WARRANTS OUT  
(CLAIM))\* unto

COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 W. Belmont Avenue, Chicago, Illinois 60641  
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 30th day of June, 2003

and known as Trust Number LT-1831 (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 Cook and State of Illinois, to wit:

LOTS 4 AND 12 IN BLOCK 2 IN SUNSET MANOR (EXCEPT THE WEST 183 FEET)  
OF THE SOUTH 12 ACRES OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP  
36 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

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, streets, 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 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 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 anytime or times hereafter.

(over)



0323733205

Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 08/25/2003 01:59 PM Pg: 1 of 2

(Above Space for Recorder's Use Only)

TICOR TITLE INSURANCE

BOX 15

REAL ESTATE TRANSFER TAX	0001550	FP 326707
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0000010196 #

COOK COUNTY REAL ESTATE TRANSACTION TAX

AUG. - 6.03

REVENUE STAMP

2

REAL ESTATE TRANSFER TAX	0003100	FP 102809
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0000010196 #

STATE OF ILLINOIS

AUG. - 6.03

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

STATE TAX

# UNOFFICIAL COPY

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 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 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 waives \_\_\_\_\_ and releases \_\_\_\_\_ 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 10th Day of July, 2003.

*Gregory Simos* (Seal) \_\_\_\_\_ (Seal)  
 Gregory Simos a/k/a Greg Simos

State of Illinois, County of Cook ss.  
 THIS COUNTY IS NON-HOMESTEAD PROPERTY AS TO THE SPOUSE OF THE GRANOR

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gregory Simos, a/k/a Greg Simos, married to Cathy Simos

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 official seal, this 10th day of July, 2003.

Commission EXPIRES 11-14-06  
 KEVIN P. CUNNINGHAM  
 Notary Public, State of Illinois  
 Commission Expires 11/14/06  
 \_\_\_\_\_  
 Notary Public

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: **COMMUNITY SAVINGS BANK**  
 NAME  
**4801 W. Belmont Ave.**  
 ADDRESS  
**Chicago, IL 60641-4330**  
 CITY, STATE, ZIP

ADDRESS OF PROPERTY:  
 3010 143rd St., Blue Island, IL 60406  
 and;  
 3044 143rd St., Blue Island, IL 60406

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
 SEND SUBSEQUENT TAX BILLS TO:  
 \_\_\_\_\_  
 NAME  
 \_\_\_\_\_  
 ADDRESS

OR RECORDER'S OFFICE BOX NO. **BOX 331**

DOCUMENT NUMBER