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WARRANTY DEED IN TRUST

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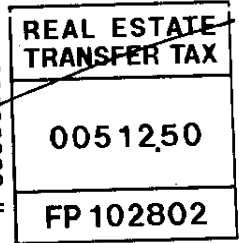
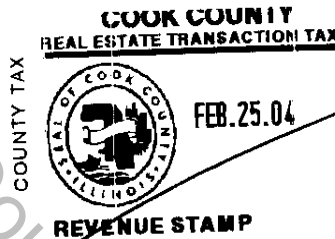
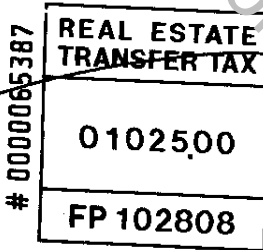
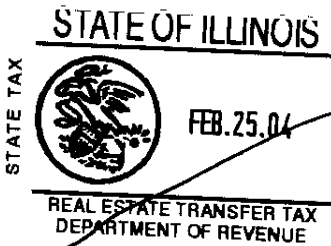


Doc#: 0406233146  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/02/2004 09:39 AM Pg: 1 of 4

Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH, That the Grantor s and VASSO KAROUNOS, div. & not since remarried, of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations to hand paid, Convey and Warrant unto BLOOMINGDALE BANK & TRUST, as Trustee under the provisions of a trust agreement dated the 2nd day of February 2004, known as Trust Number 1133-B, the following described real estate in the County of COOK and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION



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 revision 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.

BOX 333-071

and Revenue Stamps

This is

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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 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 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 S and seal S this \_\_\_\_\_ 6th \_\_\_\_\_ day of \_\_\_\_\_ February, 2004

Art S. Karounos (Seal)  
ART S. KAROUNOS (Seal)

VASSO KAROUNOS (Seal)  
VASSO KAROUNOS (Seal)

State of Illinois } S.S. I, the undersigned a Notary Public in and for said County, in County of Cook } the state aforesaid, do hereby certify that ART S. KAROUNOS, div. & not since remarried, and VASSO KAROUNOS, divorced and not since remarried,

personally know 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 \_\_\_\_\_ 6th \_\_\_\_\_ day of \_\_\_\_\_ February, 2004.

"OFFICIAL SEAL"  
MARY ANN BAXTER  
Notary Public, State of Illinois  
My Commission Expires 11/24/2007

Mary Ann Baxter  
Notary Public

BLOOMINGDALE BANK AND TRUST  
150 S. Bloomingdale Road  
Bloomingdale, IL 60108

9201 W. 143rd Street, Orland Park, IL 60462  
For information only insert the street address for the above described property.

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## LEGAL DESCRIPTION:

THE NORTH 625.86 FEET OF THE WEST 282 FEET OF THE NORTH 38 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, AND THE EAST 66 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, SUBJECT TO EASEMENT OVER THE WEST 33 FEET THEREOF ALL IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONDEMNED IN CASE 97L51186; A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 25 IN IDEAL ACRES, BEING A SUBDIVISION OF SAID NORTHWEST 1/4 ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1957 AS DOCUMENT 16803741 IN COOK COUNTY, ILLINOIS; THENCE NORTH 01 DEGREES 43 MINUTES 27 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 25, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE NORTH 88 DEGREES 12 MINUTES 11 SECONDS EAST ALONG SAID NORTH LINE OF SAID NORTHEAST 1/4, 345.83 FEET; THENCE SOUTH 01 DEGREES 53 MINUTES 30 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN GEORGIA WOODS SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID NORTHEAST 1/4 ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1898 AS DOCUMENT 89236859, IN COOK COUNTY, ILLINOIS, 60.00 FEET TO A POINT ON A LINE 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, THENCE SOUTH 88 DEGREES 12 MINUTES 11 SECONDS WEST ALONG SAID PARALLEL LINE, 346.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 25; THENCE NORTH 01 DEGREE 43 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, 10.00 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 9201 West 143<sup>rd</sup> Street, Orland Park, IL 60452

PIN: 27-10-200-008-0000  
27-10-200-009-0000  
27-10-200-010-0000

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

VASSO & ART KAROUNAS

, being duly sworn on oath, states that

they resides at 9201 W. 143RD, ORLAND PARK, IL.

. That the

attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that \_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Art S. Karounas  
Vasso Karounas

SUBSCRIBED and SWORN to before me

this 6 day of Feb, 2001

Maya J. Baird  
Notary Public

