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**WARRANTY DEED IN TRUST** 

Doc#: 0420334083
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 07/21/2004 12:59 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH, that the Grantor, ELIZABETH PEROULAS. f/k/a ELIZABETH HUZAREWICZ. married to Pete B. Peroulas, her husband, 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 consideration in hand paid, CONVEY(s) and WARRANT(s) an undivided% interest unto the SELF-DECLARATION OF TRUST OF ELIZABETH HUZAREWICZ, DATED THE 20TA DAY OF MAY, 2002, the following described real estate in the County of Cook, and State of Illinois to-wit:

LOTS 8 AND 9 IN BLOCK 6 IN GOLF VIEW GARDENS, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 18, TOWNSHIP 4. NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLENOIS.

This transfer is exempt pursuant to chapte 1120, Section 1004, (e) of the Illinois Revised Statutes.

Commonly known as:

7032 Church Street, Morton Grove, Illinois 60053

PIN:

10-18-104-025-0000 and 10-18-104-026-0000

#### THIS IS NOT HOMESTEAD PROPERTY

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 and protect said premises or a part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey with 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, to lease said property, or any part thereof, from time to time, 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 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

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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, © that said Trustee is 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 property 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 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 hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and ail 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 her hand and seal this / day of 2004. State of Illinois ) ) ss County of DuPage I, the undersigned, a Notary public in and for said County, in the state aforesaid, do hereby certify that Elizabeth Peroulas, married to Pete B. Peroulas, her husband, persor ally 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 she signed, sealed and delivered the said instruments as her free and voluntary act, icr 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 day of Notary Public Prepared by: Dennis J. McNicholas, Ltd. 425 South Main Street, Suite 100

Mail Tax Bills and Mail Deed to:

Lombard, Illinois 60148

Self-Declaration of Trust of Elizabeth Huzarewicz

c/o Elizabeth Peroulas

7752 Davis

Morton Grove, Illinois 60053

EXEMPT-PURSUANT TO SECTION 1-11-5
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

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#### 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 in 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.

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Signature:   Grantor or Agent
Giantor of Agent
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OFFICIAL SEAL DIANE M SCOTT NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 4-8-2005
s that the name of the grantee shown on the deed or
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Id hold title to real estate in Illinois a new 1:
E ID IIII 016 or other entity recommend.
to real estate vider the laws of the State of Illinois.
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Grantee or Agent
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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.

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 4-8-2005

(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.)