

# UNOFFICIAL COPY



## Warranty Deed In Trust

Doc#: 0606049131 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/01/2006 11:54 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH, that  
Grantors, ~~NICHOLAS ARISTO NICHOLSON~~  
~~AND ESTELLE BELIGRATIS~~  
NICHOLAS ARISTO NICHOLSON  
AND ESTELLE BELIGRATIS  
NICHOLSON

nam  
3/01/2006  
X  
EAD 1/100

of the County of COOK and  
State of Illinois, for and in consideration of the  
sum of ten dollars, and of other good and  
valuable considerations in hand paid, receipt

of which is hereby duly acknowledged, Convey and Warrant unto Harris N.A., a National Banking Association, organized and existing  
under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee  
under the provisions of a certain Trust Agreement, dated the 1<sup>ST</sup> day of MAY, ~~20~~ 1999,  
and known as Trust Number 7057, grantee, the following described real estate (hereinafter the "Premises")  
situated in COOK County, Illinois, to wit:

GRANTEES ADDRESS: 2023 BLYTH COURT, INVERNESS, ILLINOIS 60010

See ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Permanent Index No. 02-18-103-001-0000

The Powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference.

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 ha VE hereunto set their hand and seal this 1<sup>ST</sup>  
day of MARCH 20 06.

X Nicholas A Nicholson 01 MAR 06 (SEAL) \_\_\_\_\_ (SEAL)

X Estelle Beligratis 3/1/06 (SEAL) \_\_\_\_\_ (SEAL)

THIS INSTRUMENT PREPARED BY: NICHOLAS A. NICHOLSON  
2023 BLYTH COURT  
INVERNESS, IL 60010

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Street  
City  
Zip Code

HARRIS N.A.  
LAND TRUST DEPT.  
201 S. GROVE AVE.  
BARRINGTON, ILLINOIS 60010

MAIL TO GRANTEE'S ADDRESS:

TAXES TO BE MAILED TO:  
INVERNESS IL 60010

ADDRESS OF PROPERTY

2023  
127TH COURT

NOTARY PUBLIC  
LILLY LUCA  
Notary Public, State of Illinois  
Cook County  
My Commission Expires May 31, 2009



Given under my hand and notarial seal this

20 day of

personally known to me to be the same person whose name is signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

STATE OF ILLINOIS  
COUNTY OF

SS I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that Nicholas & Catherine Nicholson are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they are

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 arising from the sale or any other disposition of said real estate, in or to said real estate as such, but only an interest in the earnings avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Harris N.A. the entire legal and equitable title in fee simple and to all of the real estate above described.

All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

Its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof).

This conveyance is made upon the express understanding and condition that neither Harris N.A., individually or as Trustee, nor shall be charged with notice of this condition from the date of the filing for record of this Deed.

of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement: and every deed, trust deed, whatsoever see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act or be obliged to see to the applications of any purchase money, rent or money borrowed or mortgaged by said Trustee, or any successor in trust, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or to whom said real estate or any part thereof is 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof is 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.

to convey said real estate or any part thereof, from time to time in possession or reversion, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, as often as desired, to contract to sell, to grant options to purchase, to sell on any terms to convey either with or without considerations part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to subdivide said real estate and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms to convey either with or without considerations 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 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 real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, or to whom said real estate or any part thereof is similar to or different from the ways above specified, at any time or times hereafter.

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## LEGAL DESCRIPTION

LOT 1 IN CHEVIOT HILLS OF INVERNESS, UNIT NO. 4, BEING A RESUBDIVISION OF CERTAIN LOTS AND VACATED ROADWAYS IN CHEVIOT HILLS OF INVERNESS, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN CHEVIOT HILLS OF INVERNESS, UNIT NO. 3 BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF THE EAST HALF OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL 13, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF INVERNESS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

-To accompany all exempt deeds for recordation with Cook County-

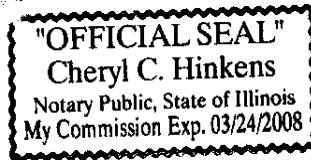
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 01-MAR-2006  
20 Feb 2006 NAM  
01 MAR 2006

Signature By: Nicholas A. Habden  
Grantor

Subscribed and sworn to before me by the said Grantor this 1<sup>st</sup> day of MARCH, 2006.

Notary Public: [Signature]



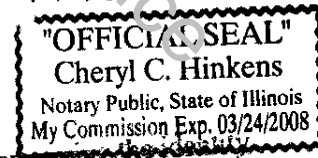
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 01-MAR-2006

Signature By: Nicholas A. Habden  
Grantee

Subscribed and sworn to before me by the said Grantee this 1<sup>st</sup> day of MARCH, 2006.

Notary Public: [Signature]



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 FACSIMILE ASSIGNMENT TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX**