

# UNOFFICIAL COPY



DEED IN TRUST

Doc#: 0803547008 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/04/2008 11:26 AM Pg: 1 of 2

THE GRANTOR, **CHRISTINE KARAGIAS**,  
a widow, of 17843 Maple Street, Village of  
Lansing, County of Cook, State of Illinois, for  
and in consideration of TEN AND NO/100  
Dollars, and other good and valuable  
consideration in hand paid,

Conveys and Quit Claims unto

**CHRISTINE KARAGIAS**, as Trustee under the provisions of a trust agreement dated the 31st  
day of January, 2008, and known as the **CHRISTINE KARAGIAS TRUST AGREEMENT**  
(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:

Lot 20 in Maple Estates Subdivision, being a resubdivision of Lots 5, 6, 7 and 8 in  
Weinacker's Subdivision of part of Section 32, Township 36 North, Range 15 and  
part of Section 29, Township 36 North, Range 15 East of the Third Principal  
Meridian, in Cook County, Illinois.

PI #30-32-201-030.

Address of Real Property: 17843 Maple Street, Lansing, Illinois, 60438  
Permanent Index Number: 30-32-201-030

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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 future, 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 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 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 be obliged to inquire into the necessity or expediency of any

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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.

And the said grantors 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 her hand and seal this 31st day of January, 2008.

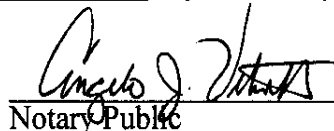
  
Christine Karagias

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Christine Karagias**, a widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, acknowledged that she signed, sealed and delivered the said instrument as her 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 31st day of January, 2008.



  
Notary Public

Commission Expires:

This instrument was prepared by: Angelo J. Vitiritti, Attorney at Law, 16231 Wausau Avenue, South Holland, IL, 60473.

Mail To:  
Angelo J. Vitiritti  
16231 Wausau Avenue  
South Holland, IL 60473

Tax Bills To:  
C. Karagias  
17843 Maple Street  
Lansing, IL 60438