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Doc#: 1520155012 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2015 01:00 PM Pg: 1 of 3

1000

WARRANTY DEED

Individual to Individual
PTC 21432

THE GRANTOR

**WILLIAM NIXON AND SUMIE F. NIXON,
HUSBAND AND WIFE**
9 HENNEBERRY LANE
GOLF, IL 60029

(The Above Space for Recorder's Use Only)

of the Village of GOLF County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

KALOGERAKOS FAMILY TRUST
OF 7101 N Cicero # 104
Lincolnwood IL 60712

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2015 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record. **TRUSTEE POWERS ATTACHED AS EXHIBIT A**

Property Index Number (PIN): 10-07-400-105
Address of Real Estate: 9 HENNEBERRY LANE, GOLF, IL 60029

DATED this 15TH day of July, 2015



WILLIAM NIXON (SEAL)

(SEAL)



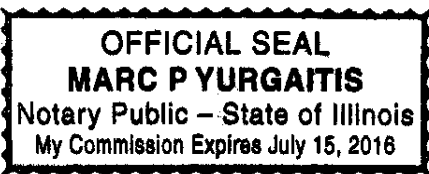
SUMIE F. NIXON (SEAL)

(SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that

WILLIAM NIXON AND SUMIE F. NIXON

personally known to me to be the same persons whose names 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.



Place Seal Here

and official seal, this 15 day of July, 2015

Commission expires

7/15 20 16


NOTARY PUBLIC

This instrument was prepared by: JEFFREY A. AVNY, 231 ARROWWOOD DRIVE, NORTHBROOK, IL 60062



PRECISION TITLE

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Legal Description

of premises commonly known as **9 HENNEBERRY LANE, GOLF, IL 60029**

LOT 9 IN HENNEBERRY ACRES, A SUBDIVISION IN THE SOUTH PART OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 16842458, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		20 Jul-2015	
	COUNTY:		293.25
	ILLINOIS:		536.50
	TOTAL:		879.75
10-07-400-105-0000 20150701606652 0-163-769-216			

Mail to:

Kaloyanides & Associates
7101 N. Cicero, #104
Lincolnwood, IL 60712
 2

Send Subsequent Tax Bills to:

SAME

Property of Cook County Clerk's Office

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EXHIBIT A

GRANTEE 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 trust to improve manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alley 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 a part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to portion 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 consideration 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 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.