

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 1990  
SEPTEMBER, 1967

### DEED IN TRUST

(ILLINOIS)

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5.00

(The Above Space For Recorder's Use Only)

THE GRANTORS PHILIP COULOLIAS and BESSIE COULOLIAS, his wife,  
of the County of DuPage and State of Illinois, for and in consideration  
of Ten and no/100 (\$10.00) Dollars,  
and other good and valuable considerations in hand paid, Convey and ~~WARRANT~~ WARRANT/QUIT CLAIM\* unto  
PHILIP COULOLIAS, 508 Hampshire of  
Elmhurst, Illinois, Trustee under the provisions of a trust instrument, 4th day of May  
1971 executed by Philip Couliolias individually and as trustee  
of trustees, and unto all and every successor or successors in trust under said trust instrument,  
in the County of Cook and State of Illinois, to wit: The South Three and Three quarters  
3 3/4 inches of lot Nine(9) and all of lot Ten(10) in Block One Hundred  
five(105) in Melrose, in the Superior Court Partition of Lots three(3), four  
(4) and five(5) of the South half(S1/2) of Section Three(3) and that part  
of Section ten(10) lying North of the Chicago and North Western Railroad  
(Chicago Division) in Township 39 North, Range 12, East of the Third Principal Merid-  
ian, in  
Cook County,  
Illinois.

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, reversion, by leases to commence in present 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 99 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 act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust instrument. 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 instrument was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitation contained in this Indenture and in said trust instrument or in some amendment thereof and binding upon all beneficiaries thereof; (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 his, 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 a condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seal this 4th day of May 1971.

Philip Couliolias (SEAL) Bessie Couliolias (SEAL)  
Philip Couliolias (SEAL) Bessie Couliolias (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Philip Couliolias and Bessie Couliolias personally known to me to be the same persons whose names 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 official seal, this 4th day of May 1971.  
Commission expires October 31 1971 Henry M. Hippen  
NOTARY PUBLIC

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY: BROADWAY AVE  
MELROSE PARK  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
PHILIP COULOLIAS  
508 HAMPSHIRE  
ELMHURST, ILL

MAIL TO: R. YOUNG WILSON STRAWN  
SUITE 5000, ONE FIRST NATIONAL PLAZA  
CHICAGO, ILL 60670

OR RECORDER'S OFFICE BOX NO. 244

AFFIX STAMPS OR REVENUE STAMPS HERE

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DOCUMENT NUMBER

21474703