

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

22 424 913

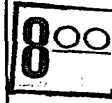
82/825

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors

JOHN C. THEODOSAKIS and HELEN A. THEODOSAKIS, his wife

of the County of LAKE and State of ILLINOIS for and in consideration of TEN and NO/100 Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto THE DROVERS NATIONAL BANK OF CHICAGO, a National banking association (successor by merger to Drovers Trust and Savings Bank), Trustee under the provisions of a trust agreement dated the 16th day of JULY 19 73, known as Trust Number 73128, the following described real estate in the County of COOK and State of Illinois, to-wit:



5970 444
3-1-1 Unit 20 Abstract Mailed

LAND DESCRIPTION

PARCEL A

THAT PART OF THE E. 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTHERLY OF THE SOUTHERLY LINE OF HIGGINS ROAD (BEING 50 FEET SOUTHERLY, BY RIGHT ANGLE MEASURE, OF THE CENTER-LINE THEREOF), AND ALSO LYING NORTHERLY OF THE NORTHERLY LINE OF PARCEL #N-8A-93E, TAKEN FOR TOLL ROAD, AND ALSO LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN SAID SOUTHERLY LINE OF HIGGINS ROAD, SAID POINT BEING 366.65 FEET S.E.'LY OF THE WEST LINE OF SAID E. 1/2 OF THE N.E. 1/4; THENCE S.W.'LY AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF HIGGINS ROAD, 300 FEET; THENCE N.W.'LY AT RIGHT ANGLES TO THE LAST COURSE, 131 FEET; THENCE S. W'LY AT RIGHT ANGLES TO THE LAST COURSE, 143.47 FEET TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PREMISES.

ALSO

PARCEL B

THAT PART OF LOTS 17 AND 18 IN L. W. DYNIEWICZ'S HIGGINS-DEVON GARDENS, BEING A RESUBDIVISION OF LOT 4 IN JARNEKE'S DIVISION OF LAND IN SECTION 4, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID LOT 18, A DISTANCE OF 56.73 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 17 TO A POINT IN THE NORTH LINE OF SAID LOT 17, 87.88 FEET WEST OF THE NORTHEAST CORNER THEREOF;

ALSO

PARCEL C

A PORTION OF LOTS AND VACATED ALLEY, AND VACATED EMERSON AND RUBY STREET, ALL IN L. W. DYNIEWICZ'S HIGGINS-DEVON GARDENS, BEING A RESUBDIVISION OF LOT 4 IN JARNEKE'S DIVISION OF LAND IN SECTION 4, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4 AND THE SOUTHERLY LINE OF HIGGINS ROAD, BEING 50 FEET SOUTHWESTERLY OF AND AT RIGHT ANGLES TO THE CENTER LINE OF SAID ROAD THENCE DUE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER 311.55 FEET TO A POINT IN THE NORTH LINE OF ROSEMONT STREET EXTENDED EAST, THENCE SOUTH 87 DEGREES 48 MINUTES WEST ALONG SAID LINE EXTENDED EAST AND ALSO ALONG SAID NORTH LINE OF ROSEMONT STREET, 109 FEET THENCE NORTH 37 DEGREES 17 MINUTES 30 SECONDS WEST 241.81 FEET, THENCE NORTH 40 DEGREES 21 MINUTES 30 SECONDS WEST 415.80 FEET TO A POINT IN A LINE THAT IS PARALLEL TO SAID SOUTHERLY LINE OF HIGGINS ROAD, THENCE NORTH 70 DEGREES 01 MINUTES 30 SECONDS WEST ALONG SAID LINE 29.63 FEET TO THE EAST LINE OF VACATED BYRON STREET, THENCE DUE NORTH ALONG SAID LINE 29.37 FEET TO THE SAID SOUTHERLY LINE OF HIGGINS ROAD, THENCE SOUTH 70 DEGREES 01 MINUTES 30 SECONDS EAST ALONG SAID LINE 672.98 FEET TO THE POINT OF BEGINNING;

ALSO

PARCEL D

THAT PART OF THE E. 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTHERLY OF THE SOUTHERLY LINE OF HIGGINS ROAD (BEING 50 FEET SOUTHERLY, BY RIGHT ANGLE MEASURE, OF THE CENTER-LINE THEREOF), AND ALSO LYING NORTHERLY OF THE NORTH LINE OF THE ILLINOIS NORTHWEST TOLLWAY, AND ALSO LYING EASTERLY OF THE WEST LINE OF SAID E. 1/2 OF THE N.E. 1/4, AND ALSO LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN SAID SOUTHERLY LINE OF HIGGINS ROAD, SAID POINT BEING 366.65 FEET S.E.'LY OF THE WEST LINE OF SAID E. 1/2 OF THE N.E. 1/4; THENCE S.W.'LY AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF HIGGINS ROAD, 300 FEET; THENCE N.W.'LY AT RIGHT ANGLES TO THE LAST COURSE, 131 FEET; THENCE S.W.'LY AT RIGHT ANGLES TO THE LAST COURSE, 143.47 FEET TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PREMISES

IN COOK COUNTY, ILLINOIS

NO TAXABLE CONSIDERATION 22 424 913

22 424 913

Property of Cook County

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, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys 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 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 present or 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 under 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 required 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 conclusively evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (c) 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, (d) that such conveyance and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (e) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (f) 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 in, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid. In or to the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby notified not to register of note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor(s) hereby expressly waive and release, and all right or benefits and claims, and are bound by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand and seal this 18th day of JULY, 1973.

(Seal)

John C. Theodosakis

(Seal)

(Seal)

Helen A. Theodosakis

(Seal)

Address of Grantee: 47th Street and Ashland Av. Chicago, Illinois 60609

State of ILLINOIS ss. I, Milton K. Joseph, a Notary Public in and for said County, County of COOK do hereby certify that John C. Theodosakis and Helen A. Theodosakis, his wife



personally known to me to be the same person(s) whose name(s) 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 hand and notarial seal this 18th day of July, 1973.

Milton K. Joseph, Notary Public

MY COMMISSION EXPIRES JAN. 8, 1975

The Drovers National Bank of Chicago Box 538

9701 Higgins Road, Rosemont, Ill. For information only insert street address (or general location) of above described property.

This space for affixing Riders and Revenue Stamps

NO TAXABLE CONVEYANCE

22 424 310

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

AUG 3 '73 13 02 AM

William H. Chen
RECORDER OF DEEDS

22424913

Property of Cook County Clerk's Office

FORM 104
533
Name: MILTON T. JOSEPH
Address: 1700 E. TAYLOR AVE
City: DES PLAINES, ILL 60018

TRUST NO. 73128

BOX 538

Deed in Trust
WARRANTY DEED

THE
DROVERS NATIONAL
BANK
of
CHICAGO

