

UNOFFICIAL COPY

DEED IN TRUST (WARRANTY)

24409123

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor S. NICHOLAS TERZIS and GLORIA ANN TERZIS, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars, (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and Warrant unto Dempster Plaza State Bank, an Illinois banking corporation of Niles Illinois, 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 17th day of April, 1978 and known as Trust Number 460, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 64 and 65 (except the North 10 feet thereof) in E. S. Owen's Lincoln and Devon Avenue Subdivision of Block 4 in Ender's and Munro's Subdivision of part of the Southeast Quarter (SE 1/4) of XXXXXXXX Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. ***

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate, or 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 real estate 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, or to 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, or any successor in trust, in relation to said trust property, shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, so that at the time of the delivery thereof the trust created by this Deed 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

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, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said trust property, shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, so that at the time of the delivery thereof the trust created by this Deed 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that the grantee, neither individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for any claim or debt 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 and 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, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust, and not 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). 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.

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 the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 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 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 have hereunto set their hands and seal this 17th day of April, 1978.

Nicholas Terzis (Seal) Gloria Ann Terzis (Seal)
Nicholas Terzis Gloria Ann Terzis

STATE OF Illinois
COUNTY OF Cook

I, Beverly Krumske, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas Terzis and Gloria Ann Terzis, his wife personally known to me to be the same persons whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they had, 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 17th day of April, 1978
Commission expires February 24, 1981 Beverly Krumske NOTARY PUBLIC

Document Prepared By Mary Shafton
8720 Dempster St.
Niles, Illinois 60648

ADDRESS OF PROPERTY
6432 N. Trumbull
Lincolnwood, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THE DEED
SEND SUBSEQUENT TAX BILLS TO
(Name)
(Address)

OFFICE
 APPIX RIDERS OR REVENUE STAMPS HERE
 DOCUMENT NUMBER

UNOFFICIAL COPY

REC'D APR 19 AM 10 39
RECORDED & INDEXED
COOK COUNTY

RECORDED

APR-19-78 4 5 9 8 0 24409123 - REC 10.00

Property of Cook County Clerk's Office

TO BE FILED

24409123

RETURN TO: Dempster Plaza State Bank
8720 Dempster Street
Niles, Illinois 60648

TRUST NO.

DEED IN TRUST
(WARRANTY DEED)

TO

Dempster Plaza State Bank
Niles, Illinois

TRUSTEE

FORM 842 11/77

OF RECORDED DOCUMENT