

DEED IN TRUST

24976617

Form 19 Rev. 8-59

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, William Kepraios and Elaine A. Kepraios, 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 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association as Trustee, under the provisions of a certain Trust Agreement, dated the 20th day of April 19 79, and known as Trust Number 46172, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 71 in Elk Grove Estate custom lots of Parcel B being a subdivision in Southwest 1/4 of Section 29, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois

Subject to general taxes for the year 1978 and subsequent years, covenants and restrictions of record.

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the trust, 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, lease 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 resubdivide said real estate 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 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, easements, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease 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 real estate, or any part thereof, for other real or personal property, to grant easements or parcels of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to do, with said real estate 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, 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 said real estate, or be obliged to see that the terms of this 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 to insert 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 real estate or other instrument, any provision that at the time of the delivery thereof the trust created by this Indenture and said Trust Agreement was in full force and in said Trust Agreement or in all amendments thereto, if any, and binding upon all beneficiaries hereunder, (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 his, his or their predecessor in trust.

This release is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust, shall incur any personal liability to be subjected to any claim, judgment or decree for anything in or they 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 or said 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 direction of the Trustee, in its own name as Trustee of an express trust and the individual land 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 to the payment and discharge thereof. All persons and corporations whatsoever 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, profits and proceeds arising from the sale or any 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 or to said real estate as such, but only an interest in earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter rendered, the Registrar of Titles is hereby directed not to register or note in a certificate of title or duplicate thereof, or memoranda 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 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S hereby expressly waives and releases their hand S and seal S this 27th day of APRIL 19 79

William Kepraios [SEAL]
Elaine A. Kepraios [SEAL]

STATE OF Illinois I, Notary Public in and for said County of Cook, do hereby certify that William Kepraios and Elaine A. Kepraios, his wife,

personally known to me to be the same person S whose names S 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 notary seal this 11th day of MAY A. D. 19 79
Notary Public.

My commission expires 6-29-1979

American National Bank and Trust Company of Chicago Box 221

This instrument was prepared by: Nicholas S. Limperis 77 W. Washington For information only insert street address of above described property.

134.00
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 3.4.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 4.1.00

41.00
10.00



Document Number 24976617

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
MAY 25 '79 1 43 PM

*William H. Wilson*  
RECORDED BY DELOS

\*24976617

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT