

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

24 310 726

10.00

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, ANGELO G. PAVLATOS and STELLA PAVLATOS, his wife,

of the County of Cook and State of Illinois, for and in consideration of the sum of ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto BEVERLY BANK, a banking corporation duly organized and existing under the laws of the State of 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 27th day of December 19 77, and known as Trust Number 8-5976 the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1: LOT 34 IN LAKE LOUISE APARTMENTS 5TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN DECLARATION RECORDED NOVEMBER 1, 1972 AS DOCUMENT NUMBER 22105322 AND AS CREATED BY DEED FROM WILLIAM E. FRENZ JR. AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 25, 1968 AND KNOWN AS TRUST NUMBER 401 DATED OCTOBER 10, 1972 AND RECORDED NOVEMBER 24, 1972 AS DOCUMENT NUMBER 22130804 TO ANGELO PAVLATOS AND STELLA PAVLATOS, IN COOK COUNTY, ILLINOIS.

Document prepared by: Edward F. Downey, 10336 S. Western Ave. Chicago, IL 60643

SUBJECT TO

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 to improve, 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 re-subdivide said real estate as often as desired, in contract to sell, to grant, 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 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend any lease upon any period or periods.

By these and the terms and provisions hereof 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 charges of any kind, to release or convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal 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.

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 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, the interest hereof being to vest in said Beverly Bank 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 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the real estate is in accordance with the true intent and meaning of the trust.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hand and seal, this 23th day of December, 1977.

Angelo G. Pavlatos [SEAL]
Stella Pavlatos [SEAL]

State of Illinois }
County of Cook }
I, Edward F. Downey, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Angelo G. Pavlatos and Stella Pavlatos, his wife,

personally known to me to be the same person 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 hand and notarial seal this 31 day of January 19 78.



Grantee's Address: Beverly Bank
1357 W. 103rd St.,
Chicago, IL 60643

Box 90

COOK CO. NO. 016
0 4 4 3 7 8
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
46.00
24 310 726

65-9800-117

530-108-11-1

Notary Public
Document Number

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STATE OF ILLINOIS
FILED FOR RECORD
FEB 2 2 44 PM '78

William R. Wilson
RECORDER OF DEEDS
*24310726

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END OF RECORDED DOCUMENT