

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

24 317 524

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Form 91 (1-1-78)

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors

ACHILLEAS BASHARIS and NIKI BASHARIS, his wife  
of the County of Cook 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 Warranty unto the CHICAGO TITLE  
AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street,  
Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 6th  
day of December 19 77, known as Trust Number 1071166 the following described real  
estate in the County of Cook and State of Illinois, to-wit:

Lot 34 in Block 24 in Ravenswood Gardens, a Subdivision of all  
that part of the West 1/2 of the North East 1/4 and the East 1/2  
of the North West 1/4 of Section 13, Township 40 North, Range 12  
East of the Third Principal Meridian, lying North East of the  
Sanitary District right of way (excepting the right of way of  
the North Western Elevated Railroad Company) reference being had  
to the Plat of said Subdivision recorded September 19, 1910 as  
Document No. 4628888, in Cook County, Illinois.

Subject to covenants, conditions, restrictions, easements of  
record and real estate taxes for the year 1977 and subsequent  
years.

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

Full power and authority is hereby granted to said trustee to improve, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision 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 or reversion, by leases to be made in present or future, and 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 release, convey or assign any right, title or interest in or about or 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 any part thereof, 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 agreement; and 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 contract, lease or other instrument, as if at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, do that said trustee be and is empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and all of the conveyance is made to a successor or successors in trust, that such successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee 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, profits 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, profits 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 condition", or "with limitation" 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 hand S and seal S

this 31st day of January 19 78.

Achilleas Basharis (Seal) Niki Basharis (Seal)  
Achilleas Basharis (Seal) Niki Basharis (Seal)

This instrument was prepared by: Basil C. Anagnos  
7 S. Dearborn Street  
Chicago, Illinois

State of Ill. }  
County of Cook } ss. I, Basil C. Anagnos, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Achilleas Basharis and Niki Basharis, 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 3rd day of February 19 78.

Basil C. Anagnos  
Notary Public

Form 91 After recording return to: Box 533 (Cook County only)

CHICAGO TITLE AND TRUST COMPANY  
111 West Washington St. / Chicago, Ill. 60602  
Attention: Land Trust Department

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

THIS INSTRUMENT WAS PREPARED BY:

COOK COUNTY CLERK  
0 4 5 2 3 5  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
50.00  
CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
REVENUE  
50.00  
This space for affixing Riders and Revenue Stamps

24 317 524  
Document Number

65-95-35/I-0  
13-13-803-087

NOTARY PUBLIC  
BASIL C. ANAGNOS

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ILLINOIS  
RECORDS  
FEB 8 9 00 AM '78

RECORDS OF DEEDS  
\*24317524

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT