

WARRANTY DEED IN TRUST

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Form 17648 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) SAM PRASSINOS and MARIA PRASSINOS 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 warrant unto PARKWAY BANK AND TRUST COMPANY, Harlem at Lawrence Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 17th day of January 19 85, known as Trust Number 7076, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 15 and that part of Lots 13 and 14 in Dinets Subdivision of Block 32 in Elston's Addition to Chicago in Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, lying Northerly of a line described as follows: Beginning on the East line of said Lot 13, 48.08 feet South of the North East corner thereof, running thence Southwesterly along a straight line along the Southerly line of a 1 story brick building to a point on the West line of said Lot 14, 72.25 feet South of the North West corner in Cook County, Illinois. (Permanent real estate index number 17-05-104-044-0000)

TO HAVE AND TO HOLD the said premises 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 premises of 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 or 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 lease 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 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 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 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 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 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 conclusively deemed to be in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, it being the intent of the parties to this indenture and of the trust agreement that this trust agreement was in full force and effect, that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof, and binding upon all beneficiaries thereunder, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that all the conveyances 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, or his 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, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails 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 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 hand S and seal S this 17th day of January 19 85

Sam Prassinios SAM PRASSINOS

Maria Prassinios MARIA PRASSINOS

THIS INSTRUMENT WAS PREPARED BY: B. H. Schrieber 4800 North Harlem Avenue Harwood Heights, Illinois 60656

State of Illinois } I, the undersigned, a Notary Public in and for said County, in County of Cook } SS the state aforesaid, do hereby certify that SAM PRASSINOS and MARIA PRASSINOS, his wife personally known to me to be the same person S whose name 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 notarial seal this 25th day of January 19 85 Notary Public

PARKWAY BANK AND TRUST COMPANY HARLEM AT LAWRENCE AVENUE HARWOOD HEIGHTS, ILLINOIS 60656 BOX 282

1333 West North Ave., Chicago, Il. 60602

For information only insert street address of above described property

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 2031-206, CHICAGO TRANSFERTAX ACT

REVENUE STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4 REAL ESTATE TRANSFER TAX ACT.

1/24/85 [Signature]

1/24/85 [Signature]

Document Number 17648