

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

85073336

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Form 1764B Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) DEMETRIOS SOUKOULIS and ELENI SOUKOULIS, his wife

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) 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 9th day of April 19 85, known as Trust Number 7173, the following described real estate in the County of Cook and State of Illinois, to-wit: P.L. #10-34-231-038 ML.

Lot 80 and the South 15 feet of Lot 81 (as measured along the West line thereof) in Lincoln Crawford Pratt Boulevard Subdivision a Subdivision of the South 1/2 of the East 15 acres and the South 1/2 of the West 15 acres (excepting therefrom the South 30 feet of the that party lying West of Lincoln Avenue) of the South East 1/4 of North East 1/4 also that part of the East 1/2 of the South East 1/4 lying North East 1/4 of Northeastly line of Lincoln Avenue in Section 34, Township 41 North Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth

Full power and authority is hereby granted to the trustee or trustees to improve, manage, protect and subdivide said premises or any part thereof to dedicate parks, streets, highways or alleys and to vacate any subdivisions or part thereof, and to lease, stock, 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, to pledge or otherwise to convey 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 on any date, to terminate and upon any terms and for any period or periods of time not exceeding in the case of any longer term the term of 120 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 renew leases and options to purchase the whole or any part of the premises and to execute respect to the manner of fixing the amount of payment of future rentals to buy or to exchange said property or any part thereof, for other real or personal property, to grant easements or rights of any kind to release, remove or assist 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 a 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, reconveyed to be sold, leased or mortgaged by said trustee be obliged to see to the application of any purchase money if the money is advanced 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 of the powers herein granted to said trustee, or be obliged to inquire into 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 conveyance, lease or other instrument, as that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, it being the intention of the parties hereto that such conveyance or other instrument was executed in accordance with the trust and conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries hereunder, it being the intention of the parties hereto that said trustee was fully authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and that the conveyance made to a successor or successors in trust, that as a successor or successors in trust have been properly appointed and duly vested with all the title estate rights, powers, authorities, duties and obligations of its his or their predecessor or predecessors in trust

The interest of each and every beneficiary hereunder and of all persons claiming under them, or arising from 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 in the Register of Titles in Illinois, it is hereby directed that no register or note in the certificate of title or duplicate thereof, or memorial the words "trust" or upon conditions, 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 which he or she or they may be entitled to 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 appeared to VE hereunto with their hands on the 9th day of April 19 85

Demetrios Soukoulis
DEMETRIOS SOUKOULIS

Eleni Soukoulis
ELENI SOUKOULIS

THIS INSTRUMENT WAS PREPARED BY: **B. H. SCHREIBER**
4800 NORTH HARLEM AVENUE
HARWOOD HEIGHTS, IL 60656

State of Illinois ss. 1 the undersigned, a Notary Public in and for said County, in the County of Cook do hereby certify that DEMETRIOS SOUKOULIS and ELENI SOUKOULIS, his wife

is personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, read 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 26th day of June 19 85

John J. Parynski
Notary Public

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

6815 N. Kedvale
Lincolnwood, Illinois 60646

For information only insert street address of above described property

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5 SECTION 4, REAL ESTATE TRANSFER TAX ACT.

6/26/85
DATE

REVENUE STAMPS

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6/24/85