

UNOFFICIAL COPY

Deed in Trust

COOK COUNTY, ILLINOIS 85 122 670
FILED FOR RECORD

WARRANTY JUL 29 PM 2:53 SPACE FOR RECORDER'S USE ONLY 85-122-670

THIS INDENTURE WITNESSETH, That the Grantor S, Alex Kritikos and Tina Kritikos, his wife,

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and warrant unto COMMERCIAL NATIONAL BANK OF CHICAGO, a National Banking Association, 4800 N. Western Avenue, Chicago, Illinois 60625, its successor or successors, as Trustee under a trust agreement dated the 10th day of July 1985 known as Trust Number 758, the following described real estate in the

County of Cook and State of Illinois, to-wit:
Lots Twenty-three (23) and Twenty-four (24) in Block Two (2) in Hull's Subdivision of Block Seven (7) (except the North one hundred twenty-two (122) feet of the East one hundred twenty-three (123) feet of said Block Seven (7) in Brands' Subdivision of the North East Quarter (¼) of Section Twenty-six (26), Township Forty (40) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

11.00

(Permanent Index No.: 13 26 220 042 0000)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth

Full power and authority is hereby granted to said trustee with respect to the real estate or any parts of it at any time or times, to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or portion thereof, to execute contracts as sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the 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, estate, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or future, and upon any terms and for any period or periods of time, not exceeding 199 years, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to lease or leases and to execute options to purchase the whole or any part of the real estate and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute contracts of assignments or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it may deem lawful for any person owning the title to the real estate to deal with if, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party claiming such title in relation to the real estate, or to whom the real estate, or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to ensure into the necessity or a preference of any act of the trustee, or be obliged or privileged to make into any of the terms of the trust agreement, and every deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of the trustee, and no person claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created hereunder and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the trustee 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 it, his or their predecessor or predecessors in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be one-third in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 beneficiaries," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S herein expressly waive and release any and all rights or benefits 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 10th day of July 1985

Alex Kritikos (SEAL) Tina Kritikos (SEAL)
Alex Kritikos (SEAL) Tina Kritikos (SEAL)

State of ILLINOIS }
County of COOK } SS. I, Elizabeth Kurbis, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Alex Kritikos and Tina Kritikos 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.
Even under my hand and notarial seal this 10th day of July 1985

Elizabeth Kurbis
Notary Public

2900 N. Sawyer / 3238-42 W. George, Chicago 60618
For information only insert street address of above described property.

COMMERCIAL NATIONAL BANK OF CHICAGO
4800 N. WESTERN AVENUE, CHICAGO, ILLINOIS 60625
(312) 275-2800

THIS INSTRUMENT WAS PREPARED BY
Elizabeth Kurbis
4800 N. Western Ave.
Chicago, IL 60625

BOX 490 397 C.A

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Document Number 85 122 670
Notary Public Elizabeth Kurbis
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