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COOK COUNTY RECORDS
FILED FOR RECORD

89206965

WARRANTY DEED IN TRUST

1989 MAY -9 AM 11: 56

89206965

01318-10 CF R10 BFC Forms

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors NICK MAGAS, married to ATHENA MAGAS and KONSTANTINOS MASOURAS, married to MARIA MASOURAS, 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 the WESTERN SPRINGS NATIONAL BANK AND TRUST, a national banking association, whose address is 4456 Wolf Road, Western Springs, Illinois 60558, as Trustee under the provisions of a trust agreement dated the 25th day of April 1989, known as Trust Number 3133 the following described Real estate in the County of COOK and State of Illinois, to wit:
SEE LEGAL DESCRIPTION ATTACHED HERETO (EXHIBIT "A")

Q # 72-03-169 D 2

Property of

12.00

PERMANENT TAX NUMBER: 07-12-201-013 VOLUME NUMBER: 187
STREET ADDRESS: 1941 E. Algonquin Road, Schaumburg, IL 60173

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 set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 commence in present or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 196 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 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 thereafter.

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 conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) 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, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations in this indenture and in said trust agreement or in some amendment thereto, and binding upon all beneficiaries thereunder, (c) that said 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 its, his 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, 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 grantors 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 grantors aforesaid has hereunto set their hand and seal this 15 day of MAY 1989

Konstantinos Masouras (Seal) _____ (Seal)
Nick Magas (Seal) _____ (Seal)

State of ILLINOIS ss. I, KIRIAKOS KANELLOS a Notary Public in and for said County, in County of COOK do hereby certify that NICK MAGAS and KONSTANTINOS MASOURAS,

personally known to me to be the same persons 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 15 day of MAY 1989

OFFICIAL SEAL
KIRIAKOS KANELLOS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 24, 1991

Section 4.
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VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE
AND ADMINISTRATION
DATE 5/14/89
AMT. PAID
9712

Document Number
89206965

After recording return to:
WESTERN SPRINGS NATIONAL
BANK AND TRUST
Land Trust Department
4456 Wolf Road
Western Springs, IL 60558

THIS INSTRUMENT WAS PREPARED BY:
KIRIAKOS KANELLOS
100 W. Monroe Street
Chicago, IL 60603

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COOK COUNTY CLERK'S OFFICE
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THAT PART OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF THE EAST 422.12 FEET OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 12; THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS WEST ALONG THE WEST LINE OF THE EAST 422.12 FEET OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 12, A DISTANCE OF 477.87 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 31 SECONDS EAST 1.11 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 167.60 FEET; THENCE EAST 364.938 FEET; THENCE DUE NORTH 70.0 FEET; THENCE DUE EAST 31.0 FEET; THENCE DUE NORTH 150.0 FEET; THENCE DUE EAST 343.449 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 46 DEGREES 22 MINUTES 40 SECONDS WEST 21.903 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE, BEING THE ARC OF A CIRCLE CONVEX NORTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 561.694 FEET, AN ARC DISTANCE OF 127.368 FEET (THE CHORD OF WHICH ARC BEARS NORTH 52 DEGREES 52 MINUTES 28 SECONDS WEST AND MEASURES 127.095 FEET); THENCE NORTH 28 DEGREES 22 MINUTES 22 SECONDS EAST 65.561 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF ALGONQUIN ROAD (ILLINOIS ROUTE NUMBER 62), AS DEDICATED ACCORDING TO DOCUMENT NUMBER 11195796; THENCE SOUTHEASTERLY ALONG THE CURVED SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ALGONQUIN ROAD, BEING THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY, THE TANGENT OF WHICH IS AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 5779.65 FEET, AN ARC DISTANCE OF 388.168 FEET (THE CHORD OF WHICH ARC BEARS SOUTH 63 DEGREES 33 MINUTES 05 SECONDS EAST AND MEASURES 388.082 FEET); THENCE SOUTH 24 DEGREES 20 MINUTES 46 SECONDS WEST 83.0 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CIRCLE CONVEX WESTERLY, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 87 FEET, AN ARC DISTANCE OF 137.163 FEET (THE CHORD OF WHICH BEARS SOUTH 20 DEGREES 49 MINUTES 08 SECONDS EAST AND MEASURES 123.391 FEET); THENCE NORTHWESTERLY ALONG A CURVED LINE, BEING THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 549.817 FEET, AN ARC DISTANCE OF 188.143 FEET (THE CHORD OF WHICH ARC BEARS 56 DEGREES 10 MINUTES 51 SECONDS WEST AND MEASURES 187.226 FEET), TO A POINT OF TANGENCY; THENCE NORTH 46 DEGREES 22 MINUTES 40 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, 159.576 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "A"

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