

Deed in Trust

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COOK COUNTY, ILLINOIS FILED FOR RECORD

MAR 20 1990 3:03 PM 90-13663

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WARRANTY

MARTA MAXAKOULIS, TRUSTEE FOR

THE ABOVE SPACE FOR RECORDER'S USE ONLY

72-38-015 03 TR. 3

THIS INDENTURE WITNESSETH, That the Grantor MAXAKOULIS FAMILY TRUST and LAYANA CARTER TOULOUNIS, a divorced woman not since remarried, both of which reside at 1520 West Sunnyside, Chicago, Illinois. of the County of Cook and State of Illinois for and in consideration of --ten-- (\$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 27TH day of OCTOBER, 1982 known as Trust Number 580, the following described real estate in the County of Cook and State of Illinois, to-wit:

see the attached legal description of the real estate

13.00

(Permanent Index No.: 1 4 1 1 1 2 0 1 4 0 0 0) Commonly known as 1520 West Sunnyside, Chicago, Illinois 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 part thereof; to execute contracts to 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 99 years, and to execute renewals or extensions of leases upon any terms and for any period or periods of time; to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and option to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of leasing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement 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 would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter

In no case shall any party dealing with said trustee 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 inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person claiming upon or claiming under any such conveyance, lease or other instrument, so that at the time of the delivery thereof the trust created herein and by the 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 contained herein and in the trust agreement or in any amendments thereof and binding upon all the parties, (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 its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the 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 or 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 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 hereby expressly waives and releases 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 has ve hereunto set their hand(s) and seal(s) this 13 day of March 19 90 MAXAKOULIS FAMILY TRUST (SEAL) LAYANA CARTER TOULOUNIS (SEAL) BY: Maria Maxakoulis Trustee (SEAL) TRUSTEE MARIA MAXAKOULIS (SEAL)

State of ILLINOIS) ss. I, a Notary Public in and for said County, do hereby certify that MARIA MAXAKOULIS, TRUSTEE OF THE MAXAKOULIS FAMILY TRUST AND LAYANA CARTER TOULOUNIS 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 13 day of MARCH 19 90

Notary Public Signature

Commercial National Bank of Chicago 4800 N. Western Avenue Chicago, Illinois 60625 (312) 989-5100 MEMBER, FDIC BOX 397

For information only insert street address of above described property. THIS INSTRUMENT WAS PREPARED BY HOWARD KILBERG 79 W MONROE STREET CHICAGO, ILLINOIS 60603

Vertical text on right side: This space for affixing Riders and Revenue Stamps. I hereby declare that the attached deed represents a transaction exempt from tax under the Chicago transaction tax ordinance by paragraph (b) of Section 200-1-205 of said ordinance. 90123663

Vertical text on right side: I hereby declare that the attached deed represents a transaction. Exempt from tax under the Chicago transaction tax ordinance by paragraph (b) of Section 200-1-205 of said ordinance. 90123663

Document Number 90123663

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Property of Cook County Clerk's Office

State Auditor of the State of Illinois
100 North LaSalle Street, Chicago, Illinois 60601
Telephone: (312) 463-1000
Fax: (312) 463-1001

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LEGAL DESCRIPTION

THE EAST 75 FEET OF LOT 13 AND THE EAST 75 FEET OF THE SOUTH 39 FEET OF LOT 14 IN BLOCK 31 (EXCEPT THEREFROM THE WEST 3 FEET OF THE NORTH 26 FEET OF THE SOUTH 39 FEET OF THE EAST 75 FEET OF LOT 14) IN TOUHY AND ROGERS ADDITION TO RAVENSWOOD, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF THE WEST 1/4 (WEST GREEN BAY ROAD) IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1520 W SUNNYSIDE, CHICAGO, ILINOIS
P.I.N. : 14 17 112 014 000

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2025/01/10