

UNOFFICIAL COPY

90350375547



DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor **§** **GEORGE KOUGIAS AND TERESA KOUGIAS, HIS WIFE,** of the County of **Cook** for and in consideration of **Ten and no/100 (\$10.00)** Dollars, and other good and valuable consideration in hand paid, Convey and ~~convey~~ **Quit Claim** unto **NBD TRUST COMPANY OF ILLINOIS**, an Illinois Corporation,

as trustee under the provisions of a trust agreement dated the **25th** day of **July**, 19 **90**, known as Trust Number _____ the following described real estate in the County of **Cook** and State of Illinois, to wit:
Lot 64 in Pekara's Forest View Subdivision of part of Cynthia Robinson's Tract in the Partition of the North Section of Robinson's Reservation in Section 15, Township 40 North, Range 12, East of the Third Principal Meridian, as per plat recorded September 16, 1949 as Document 14633347, in Cook County, Illinois.

Common Address **4634 North Grace, Schiller Park, Illinois 60176**
 Permanent Property Tax Identification Number **12-15-108-025**

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 subdivide 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, to 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 lease the term of 99 years, and to renew or extend leases upon any term, and for any period or periods of time, and to amend, change or modify lease 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 rents, 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 convey, assign 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 way 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 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 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 contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder, (c) that said trustee was fully authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that such 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 her predecessor in trust.

The interest of each and every beneficiary hereunder and 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 **§** 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 **§** agreed and by **vs** hereunder set **their** hand **§** and seal **§** this **25th** day of **July**, 19 **90**.

George Kougias (Seal) *TERESA KOUGIAS* (Seal)
GEORGE KOUGIAS (Seal) **TERESA KOUGIAS** (Seal)

After recordation this instrument should be returned to

RETURN TO:
Mr. Leon J. Toulon
1411 West Peterson
Park Ridge, IL 60068

This instrument was prepared by
Leon J. Toulon
1411 W. Peterson
Park Ridge, IL 60068

SECTION 4, REG. CLERK'S OFFICE, CHICAGO, ILL. CASE NO. 90375547
 7/27/90
 NBD TRUST COMPANY ATTORNEY
 REFERENCE



UNOFFICIAL COPY

State of ILLINOIS)

County of COOK)

I, LEON J. TOULON, a Notary Public in and for said County,

in the state aforesaid, do hereby certify that GEORGE KOUGIAS AND TEHESA KOUGIAS,

HIS WIFE,

personally known to me to be the same person s whose name s are

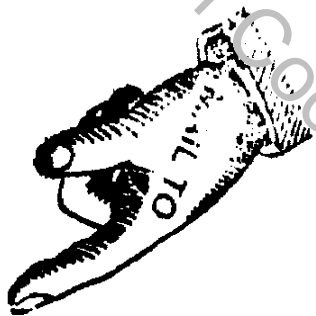
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they

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 the right of homestead.

Given under my hand and notarial seal this 25th day of July, 19 90.

90378547



OFFICIAL SEAL
LEON J. TOULON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR. 29, 1992

NOTES THE NOT
OR INSTRUMENT

RETURN TO:
Mr. Leon J. Toulon
1411 West Peterson
Park Ridge, IL 60068

DEPT-01 RECORDING \$13.25
#3333 TRAN 3739 08/06/90 13:07:00
#1795 # C #-90-378547
COOK COUNTY RECORDER

90378547

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