

UNOFFICIAL COPY

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This Indenture Witnesseth, That the Grantor s... ARTHUR G. KAROUNOS and HELEN KAROUNOS, husband and wife,

of the County of Cook and State of Illinois for and in consideration of other valuables and TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the MUNICIPAL TRUST & SAVINGS BANK, Bourbonnais, Illinois, a banking corporation, as Trustee under the provisions of a trust agreement dated the 12th day of July 19. 91, known as Trust Number 0512 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 241 in F.H. Bartletts Argo Park Subdivision in the East Half of the South East Quarter of Section 13, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Tax Index No. 18-13-429-006-0000

This transaction is exempt under Par. 4(e) of the Illinois Real Estate Transfer Declaration Tax Act. 7/25/91 Theobald E. Strufe, Representative

Address of property: 7345 W. 62nd Place, Argo, IL 60501.

DEPT-01 RECORDINGS \$13.25  
T#8088 TRAN 3783 08/29/91 09:44:00  
#8789 #1 \* -91-446963  
COOK COUNTY RECORDER

Permanent real Estate Index Number: 18-13-429-006-0000 Volume 081

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 resubdivide 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 praesenti 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 198 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 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, 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 contained in the Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 of 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 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 grantor s... aforesaid has hereunto set their hands and seals this 25th day of July 19. 91.

Helen Karounos (SEAL) Arthur G. Karounos (SEAL)

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STATE OF ILLINOIS

County of LIVINGSTON

ss.

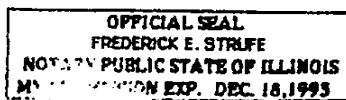
I, FREDERICK E. STRUFE, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ARTHUR G. KAROUNOS and HELEN KAROUNOS, husband and wife,

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.

GIVEN unto my hand and notarial seal this 25th day of July, 1991.

*Frederick E. Strufe*

Notary Public



Send tax bills to:

NAME Karounos Enterprises, Inc.  
c/o Coldwell Banker Lincoln Land Real Estate, Inc.  
ADDRESS P.O. Box 351  
CITY Kankakee, IL 60901

AFTER RECORDING  
MAIL THIS INSTRUMENT TO

NAME Frederick E. Strufe  
ADDRESS 313 S. Prairie Ave., P.O. Box 9  
CITY Dwight, IL 60420-0009  
DATE July 25, 1991 INITIALS *FS*

This document prepared by: said Frederick E. Strufe

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Trust No. ....

## Deed in Trust

TO

MUNICIPAL TRUST & SAVINGS BANK  
720 Main Street, N.W.  
Bourbonnais, Illinois 60914

TRUSTEE

PROPERTY ADDRESS

Property of Cook County Clerk's Office