

# UNOFFICIAL COPY



QUIT CLAIM  
DEED IN TRUST

92448590

Form 359 R-1782

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, NICK MICHALARIAS and MARIA MICHALARIAS, 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, Conveys and Quit Claims unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 14th day of April 1992, known as Trust Number 1096727 the following described real estate in the County of COOK and State of Illinois, to-wit:

The South Half of Lot 63 In Frank Delugach's Austin Gardens, being a Subdivision of the Northwest Quarter of the Northeast Quarter of Section 17, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

PERMANENT TAX NUMBER: 26-17-215-017-1001; 1002; VOLUME NUMBER: 1003

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 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, existing, power and authority 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 fee simple or reversion, by leases to commence in placent or future, 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 set forth at any time or times hereafter, to consent to make assignments to grant options to lease and options to renew leases and options to purchase the whole or any part of the same, and to contract respecting the manner of division, number of lots and lot boundaries, to partition or divide said property, or any part thereof, for other real estate or property, to grant easements or charges of any kind, to release, convey or assign, any right title or interest in or absent of easement appurtenant to said property 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 in the same, whether similar to or different from the several above specified, at any time or times hereafter.

In witness all my party dealing with said trustee in relation to and 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, even if money borrowed or advanced on said premises, or be obliged to see that the terms of this indenture 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 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 trust 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 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 be 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 of 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 on the certificate of title or duplicate title or memorandum, 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, S., hereby expressly waives, and release any and all right of benefit under and by virtue of all or all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution of otherwise.

In Witness Whereof, the grantor, S., and his wife, M., hereto set their hands and seals this 14th day of April 1992.

NICK MICHALARIAS  
(Seal)

(Seal)

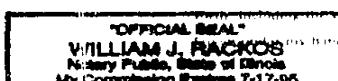
MARIA MICHALARIAS  
(Seal)

THIS INSTRUMENT WAS PREPARED BY:  
WILLIAM J. RACKOS, Attorney

State of Illinois  
County of Cook } ss

the undersigned Notary Public in and for said County in the state aforesaid, do hereby certify that NICK MICHALARIAS and MARIA MICHALARIAS, 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 herein set forth.



MY COMMISSION EXPIRES

Notary Public  
14th April 1992

After recording return to  
CHICAGO TITLE AND TRUST COMPANY  
Land Trust Department  
111 West Washington St/Chicago, Ill. 60602  
or  
Box 533 (Cook County only)

10408 Mayfield, Oak Lawn, Illinois  
For information only enter street address of  
above described property

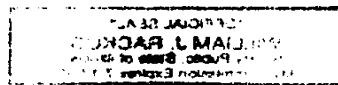
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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
FILE NUMBER

1992 JUN 22 AM 10:59

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# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6/12-95

Signature X Nick Michael Hayes  
Grantor or Agent

SUBSCRIBED AND SWEARN TO BEFORE  
ME BY THE SAID  
THIS 19 DAY OF JUNE in the year 1995  
NOTARY PUBLIC

82448530

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 6-12-95

Signature X Maria Michael Hayes  
Grantee or Agent

SUBSCRIBED AND SWEARN TO BEFORE  
ME BY THE SAID  
THIS 19 DAY OF JUNE in the year 1995  
NOTARY PUBLIC

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]