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QUIT CLAIM
DEED IN TRUST

1992 SEP 9 PM 3:42

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Form TFR-132

The above space for recorder's records

THIS INDENTURE WITNESSETH, That the Grantors **NICHOLAS J. NICKOLAOU AND AUDREY M. NICKOLAOU, HUSBAND AND WIFE,**

of the County of **COOK** and State of **ILLINOIS** for and in consideration of **TEN AND 00/100** Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim 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 **24th** day of **MAY** 1982, known as Trust Number **1081849** the following described real estate in the County of **COOK** and State of Illinois, to-wit:

LOTS 148 AND 149 IN EQUESTRIAN ESTATES UNIT #11, BEING A RESUBDIVISION OF PART OF EQUESTRIAN ESTATES UNIT #5 AND A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1981 AS DOCUMENT NUMBER 25785170, IN COOK COUNTY, ILLINOIS.

22-24-301-008-0000

PERMANENT TAX NUMBER

22-24-301-009-0000

VOLUME NUMBER

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, mortgage, pledge and subordinate the said premises or any part thereof, to dedicate parks, streets, highways, easements and to make any subdivision of part thereof, and to execute and deliver (as trustee) to contract to sell, to grant options to purchase, to sell or to convey in whole or in part, 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 whole or in part, the title, estate, powers and authorities vested in said trustee, to demise, to dedicate, to mortgage, pledge or otherwise encumber said premises or any part thereof, to lease said premises, or any part thereof, for any term or terms, to convey in reversion, to lease in reversion, to lease in commencement in present or future, and 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 an option to renew leases and options to purchase the whole or any part of any tract of the premises and to contract respecting the manner of fixing the amount of future rentals, to partition or to exchange said premises, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign all and singular interest in or out of or estate appurtenant to said premises or any part thereof, and to deal with said premises 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.

It is to be understood that any party dealing with said trustee in relation to said premises, or to any part thereof or any part thereof shall be conveyed, contracted to be sold, leased, or otherwise engaged by said trustee, be obliged to see to the application of any purchase money, loans, monies borrowed or advanced on said premises, or be obliged to see that the terms of this deed have been complied with, or be obliged to inquire into the necessity of compliance with any of the provisions 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 conclusively deemed to be a valid and lawful conveyance, lease or other instrument, if that at the time of the delivery thereof the trustee, executor and any beneficiary named in this indenture and in said trust agreement, or in some other instrument, executed and binding upon all beneficiaries hereunder, or that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and all of the conveyance made by 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 the trustee or their predecessor in trust.

The interest in each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, assets and proceeds arising from the 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, assets and proceeds thereof as aforesaid.

If the terms of all 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 in any of 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, release and relinquish any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the redemption of mortgages from sale on execution of judgment.

In Witness Whereof, the grantors **NICHOLAS J. NICKOLAOU** and **AUDREY M. NICKOLAOU** have hereunto set their hands and seals on this **24th** day of **September**, 19**92**.

Nicholas J. Nickolaou
(Seal)

(Seal)

Audrey M. Nickolaou
(Seal)
AUDREY M. NICKOLAOU

(Seal)

THIS INSTRUMENT WAS PREPARED BY:
MR. AND MRS. NICHOLAS J. NICKOLAOU
48 HORSESHOE LANE
LEMONT, IL 60439

Notary Public in and for said County of **COOK**, Illinois, at the state aforesaid, do hereby certify that **NICHOLAS J. NICKOLAOU AND AUDREY M. NICKOLAOU**

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 and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of redemption.
Given under my hand and official seal this **24th** day of **September**, 19**92**.

My Commission Expires **4/93**
Audrey M. Nickolaou
Notary Public

48 HORSESHOE LANE, LEMONT, IL 60439

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)

For information only insert street address of above described property.

Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act.

Buyer, Seller or Representative
Date

This space for affixing Rules and Revenue Stamps

92669191
Treatment Number

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 Sept 20th, 1992 Signature: Audrey M. Rubenstein
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 20th day of September, 1992

Notary Public Audrey M. Rubenstein

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.

Dated Sept 20th, 1992 Signature: Audrey M. Rubenstein
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 20th day of September, 1992

Notary Public Audrey M. Rubenstein

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.]

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