

UNOFFICIAL COPY 92790856

This Indenture Witnesseth, That the Grantor GEORGE GEORGAKLIS,

DIVORCED AND NOT SINCE REMARRIED

of the County of COOK and the State of ILLINOIS for and in consideration of TEN AND 00/100 ***** Dollars,

and other good and valuable consideration in hand paid, Convey S and Warrant S unto FIRST COLONIAL TRUST COMPANY, an Illinois Corporation, with main offices located at 104 North Oak Park Avenue, Oak Park, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the 16th day of SEPTEMBER, 19 92, known as Trust Number 1614-Y, the following described real estate in the County of COOK and State of Illinois, to-wit:

92790856

LOT 3 IN BRIDGE POINT SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) mortgage or trust deed specified below, if any; (h) general taxes for the year 1991 and subsequent years including taxes which may accrue by reason of new or additional improvements.

PROPERTY ADDRESS: 7741 W. 87TH PL. BRIDGEVIEW, IL. 60455

P. I. N. # 23-01-115-001-0000
23-01-115-002-0000

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 present or in 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 99 years, and to renew or extend the same 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 by 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 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 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 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 of such case made and provided.

2350

205496

COOK COUNTY

UNOFFICIAL COPY

BOX NO. _____

Deed in Trust

ADDRESS OF PROPERTY

FIRST COLONIAL TRUST COMPANY

To:
Thaddeus S. Kowalczyk
Attorney At Law
5616 S. Pulaski Road
Chicago, IL 60629-4420

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 950051
36000
2651138

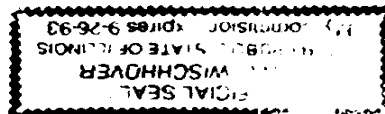
FS-1 (REV. 9/01)

10/23/92 0006 MOH 9:14
RECORDING # 27.00
MAIL # 05.0
9580826
10/23/92 This instrument was prepared by 9:14



IBT #
1174-8184

Property of Cook County Clerk's Office



Personally known to me to be the same person _____ whose name _____
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged
that _____ he _____ signed, sealed and delivered the said instrument as _____ his
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 _____ seal this _____ day of _____ 1992

I, _____ the undersigned
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
GEORGE GEORGAKLIS

STATE OF ILLINOIS
COUNTY OF COOK
SS

GEORGE GEORGAKLIS
(SEAL)

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set _____ his _____ hand _____ and _____ seal _____ this _____ 20th _____ day of _____ October _____ 19 92

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

REAL ESTATE TRANSACTION TAX
Cook County
0011592
18000
REVENUE STAMP
950162