

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

92909165

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DR 316 TO CP REC BPC Forms

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor a Nick Skountzou and Nick Verventotis, as Joint Tenants of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warranty unto the WESTERN SPRINGS NATIONAL BANK AND TRUST, a national banking association, whose address is 4456 Wolf Road, Western Springs, Illinois 60558, as Trustee under the provisions of a trust agreement dated the 20th day of November 19 92, known as Trust Number 3402 the following described Real Estate in the County of Cook and State of Illinois, to wit:

Lot 11 In Governor's Commercial Park Addition, being a Resubdivision of Part of Lot 3 In Governor's Commercial Park Subdivision of that part of the Northeast 1/4 of Section 14, Township 35 North, Range 13 East of the Third Principal Meridian, lying Northwest of the Northwesterly right of way line of Governor's Highway (U.S. Route 54) as heretofore dedicated by Document No. 12435622 recorded February 14, 1940 (excepting therefrom the North 50 feet thereof taken for Vollmer Road as Document No. 11549019 recorded January 18, 1935), In Cook County, Illinois.

PERMANENT TAX NUMBER: 31-14-200-019-0000 VOLUME NUMBER: \_\_\_\_\_  
STREET ADDRESS: 2000 Governor's Highway, Olympia Fields, IL 60461

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 1st payments of future, and upon any terms and for any period or periods of time, not exceeding in the case of any single domain the term of 99 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 conditions thereof at any time or from time to time, to contribute 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 to purchase the whole or any part of the reversion and to contract to release, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and to deal with said property and any 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 thereafter.

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 that the terms of this trust have been complied with, or be obliged to inquire into the 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 the 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 in this indenture and in said trust agreement, or in some other instrument, and (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 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 file 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 of 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 hand S and seal this 20th day of November 19 92

Nick Skountzou (Seal)

Nick Verventotis (Seal)

State of Illinois ss Lois Nugent a Notary Public in and for said County, in the state aforesaid, do hereby certify that Nick Skountzou and Nick Verventotis

personally known to me to be the same person U whose name U subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 and notarial seal this 20th day of November 19 92  
Lois Nugent  
Notary Public

OFFICIAL SEAL  
LOIS NUGENT  
NOTARY PUBLIC STATE OF ILLINOIS  
BY COMMISSION EXP. DEC 4, 1998

FUTURE TAX BILLS TO: WESTERN SPRINGS NATIONAL BANK, TR 3402, 4456 Wolf Road, Western Springs, IL 60558

After recording return to:  
WESTERN SPRINGS NATIONAL BANK AND TRUST  
4456 Wolf Road  
Western Springs, IL 60558

THIS INSTRUMENT WAS PREPARED BY:  
Lois Nugent  
Western Springs National  
4456 Wolf Road  
Western Springs, IL 60558

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Case 11-20-92

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Document Number

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## STATEMENT BY GRANTOR AND GRANTEE

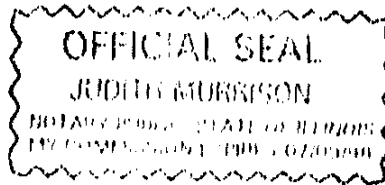
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Nick Kountzob  
Nick Verventolis

Dated 11-20-92, 19 92 Signature: \_\_\_\_\_ By: Lois Nugent  
Grantor or Agent

Subscribed and sworn to before me by the  
said Lois Nugent this  
20th day of November, 19 92

Sotary Public Judith Morrison



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.

WESTERN SPRINGS NATIONAL BANK AND TRUST

Dated 11-20-92, 19 92 Signature: \_\_\_\_\_ By: Lois Nugent  
Grantee or Agent

Subscribed and sworn to before me by the  
said Lois Nugent this  
20th day of November, 19 92

Sotary Public Judith Morrison



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 ABL 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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