

DEED IN TRUST
(WARRANTY)

UNOFFICIAL COPY
92914000

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor **ROGER L. GALASSINI**, divorced and not remarried and **PANAGIOTIS KARDARIS**, divorced and not remarried of the County of **Cook** and State of **Illinois** for and in consideration of the sum of **Ninety Five Thousand and no/100** Dollars, (\$ 95,000.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and Warrant unto **Gladstone-Norwood Trust & Savings Bank**, an Illinois banking corporation of **Chicago** Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the **12th** day of **December**, 19**87**, and known as Trust Number **1213** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lots 25, 26 and 27 in Read's Subdivision of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 39 North, Range 13 East of the Third Principal Meridian

TAX NUMBERS **16 01 431 018**
16 01 431 819

2458 W. CHICAGO AVE., CHICAGO, ILL.

92914000

TO HAVE AND TO HOLD to the said trustee with respect to the real estate, upon the trusts, and for the uses and purposes herein and in said Trust Agreement as follows:

Full power and authority is hereby granted to said trustee with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and sustain the said real estate or any part thereof, to dedicate, park, streets, highways or alleys and to execute any subdivision or part thereof, and to sell, lease, mortgage, convey, or otherwise dispose of the said real estate as often as desired, to contract to sell, to grant options to purchase, to sell, to lease, to mortgage, to convey, or otherwise dispose of the said real estate 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 convey to said trustee, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, to purchase, to sell, to mortgage, to convey, or otherwise dispose of the same or to the future and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 104 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 real estate and to contract, in the manner of fixing the amount of present or future rentals, to change the whole or any part of the real estate 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 out of easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as 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 or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged, by said trustee or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or expended on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the validity, 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, or any successor in trust, 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, as if at the time of the delivery thereof the trust created by this deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the its conditions and limitations contained herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries hereunder, (c) that the said trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease 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 the same in their predecessor in trust.

This conveyance is made upon the express understanding and condition that the grantor, either individually or as trustee, nor its successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereto or for any person or persons happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract obligation or indebtedness incurred or contracted by the trustee in connection with said real estate may be referred to in the name of the trust beneficiaries under said Trust Agreement as their attorney in fact, hereby expressly appointed for such purpose, or at the election of the trustee, in its own name, as trustee of an express trust and not individually and the trustee shall have no obligation whatsoever with respect to any such contract or obligation or indebtedness charge thereon. All persons and corporations whatsoever and whosoever shall be charged with notice of the condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, profits and proceeds arising from the sale or any other disposition of the trust property, 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 trust property, as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the interest being of being to vest in the trustee the entire legal and equitable title in fee simple in and to all of the trust property above described.

If the title to any of the trust property 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 in such case made and provided.

And the said Grantor, S 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.

IN WITNESS WHEREOF, the Grantor S aforesaid have hereunto set their hand S and seal S this **24th** day of **NOVEMBER**, 19**92**.

Roger L. Galassini (Seal) *Panagiotis Kardaris* (Seal)
Roger L. Galassini **Panagiotis Kardaris**

STATE OF)
COUNTY OF) ss

MARIA KUSIBAB, a Notary Public in and for said County, in the State

aforesaid, do hereby certify that **ROGER L. GALASSINI**, divorced and not remarried and **PANAGIOTIS KARDARIS**, divorced and not remarried, whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 **24th** day of **NOVEMBER**, 19**92**.

Commission expires **8-5-95**
Maria Kusibab
Maria Kusibab NOTARY PUBLIC

Document Prepared By **Roger L. Galassini**
1365 West Grand Avenue
Chicago, IL 60622
ADDRESS OF PROPERTY: **2458 West Chicago Avenue**
Chicago, IL
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO **Taras Glubisz**

1273 Keim Trail Bartlett, IL 60103
(Address)

BOX 333

BOOK 00707 018
210217
281358
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
REVENUE 95.00

AFFIX "RIDERS" OR REVENUE STAMPS HERE
REAL ESTATE TRANSACTION TAX
Cook County
REVENUE 47.50
STAMP 256-732

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
REVENUE 712.50

DOCUMENT NUMBER **92914000**

RETURN TO:



**GLADSTONE-NORWOOD
TRUST & SAVINGS BANK**
NINETEEN CENTRAL AVENUE
CHICAGO ILLINOIS 60640
TELEPHONE 373-6400

TRUST NO. _____

UNOFFICIAL COPY

DEED IN TRUST

(WARRANTY DEED)

TO

**GLADSTONE-NORWOOD TRUST
& SAVINGS BANK**

Chicago, Illinois

TRUSTEE

511 533

Property of Cook County Clerk's Office

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