

UNOFFICIAL COPY

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This Indenture Witnesseth, That the Grantor, Thanasi G. Floros and Rhonda L. Heeney, never having been married 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 Warrant unto FIRST NATIONAL BANK OF LA GRANGE, a National Banking Association, as Trustee under the provisions of a trust agreement dated the Thirteenth day of August 1993, known as Trust Number 3234, the following described real estate in the County of Cook and the State of Illinois, to-wit:

LOT 323 AND LOT 329 (EXCEPT THE WEST 20 FEET THEREOF) IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

163333 TRAN 0315 08/20/93 11:38:00 \$25.50
\$9673 + * - 93 - 662661
COOK COUNTY RECORDER

P.I.N. 15-21-118-054
Address of Property: 10323 Elizabeth St., Westchester, IL 60546

PREPARED BY:

Roger J. Brejcha
512 W. Burlington, #206
La Grange, IL 60525

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 redivide 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 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 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 and 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 easement appurtenant to said premises 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 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 upon 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 and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

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 "within 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 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 hands and seals this 13th day of August 1993.

Thanasi G. Floros (SEAL)
Thanasi G. Floros (SEAL)

Rhonda L. Heeney (SEAL)
Rhonda L. Heeney (SEAL)

MAIL TO:
ROGER J. BREJCHA
ATTORNEY AT LAW
512 BURLINGTON, #206
LA GRANGE, IL 60525

This transaction exempt under paragraph of the Real Estate Transfer Act

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Handwritten initials and numbers, possibly '2500'.

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STATE OF ILLINOIS

COUNTY OF COOK

} ss.

I, ROGER J. BREJCHA

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Thanasi G. Floros and Rhonda L. Heeney, both
never having been married

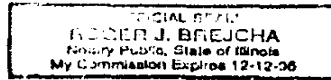
personally known to me to be the same person(s) whose name are
subscribed to the foregoing instrument, appeared before me this day in person
and acknowledged that they signed, sealed and delivered the said instrument
as their free and voluntary act, for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.

GIVEN under my hand and seal this

day of _____ A. D. 19 _____

Roger J. Brejcha

Notary Public.



Property of Cook County Clerk's Office

19920955

TRUST No. _____

DEED IN TRUST
(WARRANTY DEED)

TO

FIRST NATIONAL BANK OF LA GRANGE

TRUSTEE

TRUST DEPARTMENT

**FIRST NATIONAL BANK
OF LA GRANGE**

La Grange, Illinois

19920955

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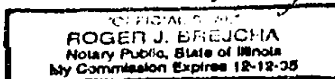
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated AUGUST 13, 1993 Signature: Thanasi G. Floros
Grantor or Agent

Subscribed and sworn to before me by the
said THANASIG FLOROS this
13th day of AUGUST, 1993.

Notary Public Roger J. Brejcha

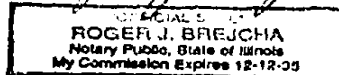


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 AUGUST 13, 1993 Signature: Thanasi G. Floros
Grantee or Agent

Subscribed and sworn to before me by the
said THANASIG FLOROS this
13th day of AUGUST 1993.

Notary Public Roger J. Brejcha



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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