

# UNOFFICIAL COPY

DEED IN TRUST

94619684

Form 101, Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Gus Makris  
of the County of Cook and State of Illinois, for and in consideration  
of the sum of Ten and NO/100 ----- Dollars (\$ 10.00 ),  
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey—  
and Warrant—unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking  
association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust  
Agreement, dated the 24th day of February 1994, and known as Trust Number 117979-09,  
the following described real estate in the County of Cook and State of Illinois, to wit:

See several attached

Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. E & Cook County Ord. 85194 PAR: E

Date 7-15-94 Sign: [Signature]

94619684

PREPARER: John J. Harhen, 20 N. Clark St., Ste. 711 Chicago, IL 60602  
312/726-2027

Mail TO: John J. Harhen, 20 N. Clark St., Ste. 711, Chicago, IL 60602

TO HAVE AND TO HOLD the said real estate with the appurtenances, to the trustee, 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 real estate or any part thereof, to dedicate streets, avenues, highways or alleys in virtue of any subdivision, or part thereof, and to subdivide said real estate as often as desired, to contract to sell or grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey 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 donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease, to hold real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future and upon any terms and for any period or periods of time, not exceeding in any single lease 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, in conformity with the provisions of this deed and options to renew leases and options to purchase the whole or any part of the premises or to contract renewing the amount of ground or future rentals, to partition or to exchange said 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 about or appurtenant appurtenances 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 it should be lawful for any person owning the same to do with the same, whether similar to or different from the acts aforesaid, 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 satisfaction of any purchaser, lender, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this deed have been complied with, or be obliged to inquire into the authority, 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, including the Registrar of Titles of said county, acting 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, powers and limitations contained in this indenture and in said Trust Agreement, or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, 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 or are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of his, his or their predecessor in trust.

This indenture is made upon the covenants, understandings and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or charge for anything it 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 injury to person or property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of its then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the direction 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, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing of a copy 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 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 or such, but only an interest in earnings, profits and proceeds thereof as aforesaid, the intention hereof being in full in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note 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 or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforsaid he hereunto set his hand and seal this 24th day of February 1994

Gus Makris (REAL)  
GUS Makris (REAL)

STATE OF ILLINOIS } I, John J. Harhen, a Notary Public in and for said  
County of COOK } ss. County, in the State aforesaid, do hereby certify that Gus Makris

personally known to me to be the same person whose name is 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 and seal this 28th day of February A.D., 1994

[Signature] Notary Public  
My commission expires 8-28-94

DEPT. OF RECORDING  
146666 TRAM 2325 DT/15/94 80495100  
#1405 & L.C. # - 94 - 619684  
COOK COUNTY RECORDER

This space for signing Return and Reverse Slips

Property of COOK COUNTY



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# UNOFFICIAL COPY

RECEIVED

COOK COUNTY CLERK  
1000 N. LAKE ST.  
CHICAGO, ILL. 60610  
TEL: 312-603-1000  
FAX: 312-603-1001

Property of Cook County Clerk's Office

RECEIVED

PARCEL 1:

UNOFFICIAL COPY

LOT 4 AND 5 IN MARCO M. FANFANI'S SUBDIVISION OF LOT "A" (EXCEPT THE SOUTH 100 FEET THEREOF) IN COEY'S WESTERN SUBDIVISION SECOND ADDITION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MARCO M. FANFANI'S SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 18, 1963, AS DOCUMENT NUMBER 2082000, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT "A" IN EDWARD GUNIA'S RESUBDIVISION OF LOT B IN COEY'S WESTERN SUBDIVISION SECOND ADDITION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID EDWARD GUNIA'S RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 19, 1967, AS DOCUMENT NUMBER 2310524, IN COOK COUNTY, ILLINOIS.

Commonly known as 8624 W. 95th Street, Hickory Hills, IL 60457

P.I.N. 23-02-302-025, 23-02-302-024, 23-02-303-063

SUBJECT TO: The right of the United States of America to redeem the property within 120 days of this deed and subject to covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof on any special tax or assessment for improvements heretofore completed; general taxes for the year 1993 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1993.

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Clerk's Office

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RECORDED

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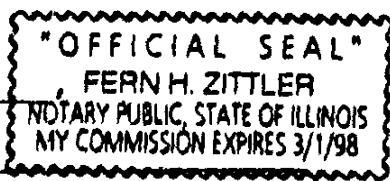
STATEMENT BY GRANTOR AND GRANTEE

9 2 6 1 9 8 8 4

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 7-13, 1994 Signature: \_\_\_\_\_  
Grantor or Agent

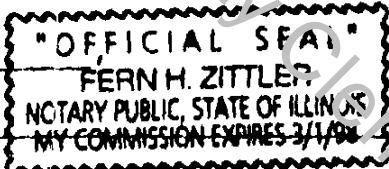
Subscribed and sworn to before me by the said J. H. HANNA this 13 day of July 1994.  
Notary Public Fern H. Zittler



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 7-13, 1994 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said J. H. HANNA this 13 day of July 1994.  
Notary Public Fern H. Zittler



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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