

DEED IN TRUST UNOFFICIAL COPY

94143384

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTORS **GEORGE STAMOS and NICK STAMOS** of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **Ten & 00/100** Dollars (\$ **10.00**), in hand paid, and of other good and valuable considerations, receipt of which is heroby duly acknowledged, Convey - and Warrant - unto **HERITAGE TRUST COMPANY**, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the **10th** day of **January** 19 **94**, and known as Trust Number **94-5103**, the following described real estate in the County of **Cook** and State of **Illinois**:

Lots 33 through 40 in Block 8 in Mid West Highlands, a subdivision of the North East 1/4 of the North East 1/4 of Section 16, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

PIN 24-16-208-015/026/027/028/029/030/031/032
Com #4 Address : 10402 -- 20 S Cicero Ave. - Oak Lawn, IL 60453

TO HAVE AND TO HOLD the said real estate 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, its 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 use to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to use that title to no other trust 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) relying upon or claiming under any such conveyance, lease or other instrument (at that time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, and 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 and in all instruments, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver said 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.

In no case shall any party dealing with said Trustee, its 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 use to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to use that title to no other trust 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) relying upon or claiming under any such conveyance, lease or other instrument (at that time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, and 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 and in all instruments, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver said 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.

This conveyance is made upon the express understanding and covenants that neither Heritage Trust Company, individually or as Trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for any act of 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 instrument thereunder, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, litigation 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 the then beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably and exclusively, with respect to any such contract, obligation or indebtedness except only as 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 who sever and whatsoe or shall be charged with notice of this 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, avails 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 as such but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Heritage Trust Company 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 a 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 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 of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor **S. George Stamos and Nick Stamos** aforesaid have hereunto set their hands and seals this **31st** day of **January** 19 **94**.
George Stamos (SEAL) **Nick Stamos** (SEAL)

STATE OF **Illinois**
 County of **Cook**
 I, **Carole A. Valela**, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **George Stamos and Nick Stamos**

personally known to me to be the same persons whose names 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 **31st** day of **January** A D 19 **94**
Carole A. Valela
 Notary Public
 My commission expires _____



GRANTEE: **Heritage Trust Company**
HERITAGE TRUST COMPANY
 17500 Oak Park Avenue
 Tinley Park, Illinois 60477

Box 15

For information only insert street address of above described property

25 Bmt

This Document Prepared By: **JAMES E. STAMOS**
 REAL ESTATE BROKER
 1-28-94
 ESTATE TRUSTEE FOR

This space for affixing Riders and Revenue Stamps
 94143384

Document Number

UNOFFICIAL COPY

PROPERTY RECORD

Property of Cook County Clerk's Office

PROPERTY RECORD
BOOK 8002 PAGE 278
INDEXED

REGISTERED

OFFICIAL SEAL
CAROL E. VALENTI
CLERK OF COOK COUNTY
CHICAGO, ILLINOIS

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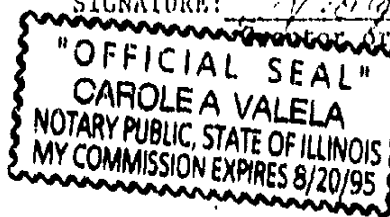
STATEMENT BY GRANTOR AND GRANTEE

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 1-31, 1994

SIGNATURE: George [Signature]

Agent



Subscribed and sworn to before me by the said [Signature] this 31 day of Jan, 1994

NOTARY PUBLIC [Signature]

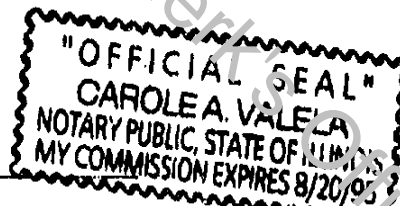
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 1-31, 1994

SIGNATURE: [Signature]

Grantee of Agent

Subscribed and sworn to Before me by the said [Signature] this 31 day of Jan, 1994
Notary Public [Signature]



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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