

# UNOFFICIAL COPY

## TRUSTEE'S DEED DEED IN TRUST

95120071

DEPT-CL REC'D \$27.50  
TRAN 2725 02/21/95 15:00:00  
4-0025 + PIS \* -95-120071  
COOK COUNTY RECORDER

The above space is for the recorder's use only

THIS INDENTURE, made this 27th-----day of January-----, 1995--, between  
GLADSTONE NORWOOD TRUST AND SAVINGS BANK, a corporation duly organized and existing as a banking corporation  
under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally  
but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said banking corporation in  
pursuance of a certain Trust Agreement dated the 29th-----day of July-----, 1991, and known as  
Trust Number 1633-----, party of the first part, and Bill Karabetsos, Trustee  
of the Bill Karabetsos trust dated October 24, 1994,-----  
----- party of the second part.

Address of Grantee: 6257-59 North Mozart, Chicago, Illinois 60659

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars and 00/100-----  
----- DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell  
and convey unto said party of the second part, the following described real estate, situated in Cook-----  
County, Illinois to-wit:

Lot 27 in Block 8 in Thomas J. Grady's Sixth Green Briar Addition to North  
Edgewater, a subdivision of the Northeast Quarter of the Northwest Quarter  
of Section 1, Township 40 North, Range 13, East of the Third Principal  
Meridian, in Cook County, Illinois.

95120071

Permanent Real Estate Index No. 13-01-115-001-0000

together with the tenements and appurtenances thereunto belonging.

**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.

This conveyance is made pursuant to direction and with authority to convey directly to the trust granted herein.  
The powers and authority conferred upon said trust grantee are recited on the reverse hereof and incorporated herein by  
reference.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power  
and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement  
above mentioned, and of every other power and authority thereunto enabling. The deed is made subject to the liens of all trust  
deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

In WITNESS WHEREOF, said party of the first part has caused its  
corporate seal to be hereto affixed and has caused its name to be signed to these presents by one of its Assistant Trust Officers and  
attested by its Assistant Vice President----- the day and year first above written.

GLADSTONE NORWOOD TRUST AND SAVINGS BANK  
as Trustee, as aforesaid and not personally.

By: [Signature]  
Assistant TRUST OFFICER

Attest: [Signature]  
ASSISTANT VICE PRESIDENT

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STATE OF ILLINOIS

COUNTY OF COOK

} SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT the above named Assistant Trust Officer and Assistant Vice President of the GLADSTONE NORWOOD TRUST AND SAVINGS BANK, An Illinois Banking Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Trust Officer and Assistant Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts and as the free and voluntary act of said Banking Corporation for the uses and purposes therein set forth; and the said Assistant Vice President then and there acknowledged that said Assistant Trust Off., as custodian of the corporate seal of said Banking Corporation caused the corporate seal of said Banking Corporation to be affixed to said instrument as said Assistant Trust Off. own free and voluntary act and as the free and voluntary act of said Banking Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal on this 27th day of January 19 95.

OFFICIAL SEAL  
**JACQUELINE F. NEUBAUER**  
 Notary Public, State of Illinois  
 My Commission Expires 0-18-98

*Jacqueline F. Neubauer*  
 \_\_\_\_\_  
 Notary Public

This transaction is exempt under provisions of Paragraph 4(e) of the Real Estate Transfer Act (ch. 120 Para. 1004) of the Ill. Rev. Stat. and under provisions of Paragraph E Section 2001-286 Chicago Transaction Tax.

Dated: 2-21-95 Declarant: *Christina M. Jankovic*



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NAME John N. Skoubis, Esq.  
 SKOUBIS & SKOUBIS, LTD.  
 311 South Wacker Drive, Suite 2675  
 STREET Chicago, Illinois 60606  
 CITY \_\_\_\_\_

6257-59 North Mozart  
 For information only Insert street, address of above described property.  
 This information was prepared by:  
 C. Zupo for Gladstone-Norwood Trust & Savings Bank  
 5200 North Central Avenue  
 Chicago, Illinois 60630

INSTRUCTIONS  
 RECORDER'S OFFICE BOX NUMBER

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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 parks, streets, highways or alleys to vacate any subdivision or part thereof, and to resubdivide said real estate 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 including deeds conveying directly to a Trust Grantee, to convey said real estate or any part thereof to 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 said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 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 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 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 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, 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 advanced on said real estate, or be obliged to see that the terms of this 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, 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, (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 all amendments thereof, if any, and was 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 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 conditions that neither said Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree 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, any 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 the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, 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, obligation or indebtedness except only to 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 whomsoever and whatsoever 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 Trustee the entire legal and equitable title in fee simple, in and to all 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 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 or homesteads from sale on execution or otherwise.

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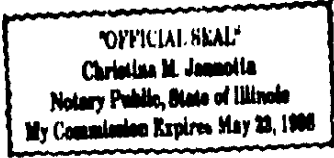
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UNOFFICIAL COPY STATEMENT BY GRANTOR AND GRANTEE

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 2-11, 1996 Signature: John N. Skoubis  
Grantor or Agent

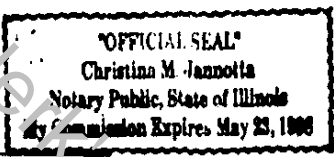
Subscribed and sworn to before me by the said JOHN N. SKOUBIS this 11<sup>th</sup> day of FEBRUARY 1996.  
Notary Public Christina M. Jannotta



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 2-21, 1995 Signature: John N. Skoubis  
Grantee or Agent

Subscribed and sworn to before me by the said JOHN N. SKOUBIS this 21<sup>st</sup> day of FEBRUARY 1995.  
Notary Public Christina M. Jannotta



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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