

95308612

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)
WILLIAM KARABETSOS and ELIZABETH
KARABETSOS, his wife of 6436 North
Albany

DEPT-01 RECORDING 95308612
T2222 TRAN 9158 05/11/95 10:44:00
19835 + KE * -95-308612
COOK COUNTY RECORDER
(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook and State of Illinois, in consideration of the sum of Ten Dollars (\$10.00)-----Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to BILL KARABETSOS as Trustee, under the terms and provisions of a certain Trust Agreement dated the 24th day of October, 1994, and ~~designated as TRUST~~ * and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)
*known as THE BILL KARABETSOS TRUST
Permanent Index Number (PIN): 10-36-321-020

Address(es) of Real Estate: 6436 North Albany, Chicago, Illinois 60645

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

UNOFFICIAL COPY

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

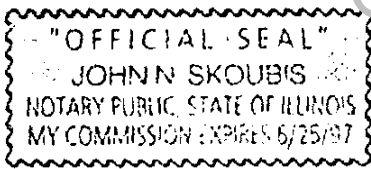
The Grantor S hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 17th day of January 1995

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

William Karabetsos (SEAL) Elizabeth Karabetsos (SEAL)
 WILLIAM KARABETSOS ELIZABETH KARABETSOS

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for



said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM KARABETSOS and ELIZABETH KARABETSOS, his wife personally known to me to be the same person_s whose name_s 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 official seal, this 17th day of January 1995

Commission expires 1995 John N. Skoubis NOTARY PUBLIC

This instrument was prepared by John N. Skoubis, Esq., 311 South Wacker Drive, Suite 2675 Chicago, Illinois 60606

Legal Description

IN REINBERG'S NORTH CHANNEL SUBDIVISION IN THE SOUTHWEST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF INDIAN BOUNDARY LINE.

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 2001-2B6 Chicago Transaction Tax.

Dated: 1-17-95 Declarant: William Karabetsos

MAIL TO

<u>John N. Skoubis, Esq.</u> (Name)	<u>Bill and Elizabeth Karabetsos</u> (Name)
<u>311 South Wacker Drive, Suite 2675</u> (Address)	<u>6436 North Albany</u> (Address)
<u>Chicago, Illinois 60606</u> (City, State and Zip)	<u>Chicago, Illinois 60645</u> (City, State and Zip)

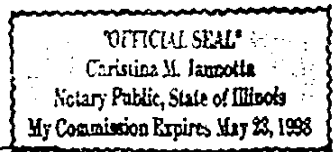
RECORDER'S OFFICE BOX NO _____

STATEMENT BY GRANTOR AND GRANTEE
UNOFFICIAL COPY

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 Jan 17, 1995 Signature: Michael N Skoubis
Grantor or Agent Atty

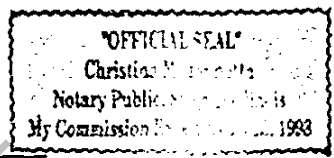
Subscribed and sworn to before me by the said Michael N. Skoubis this 17th day of January, 1995.
Notary Public Christina M. Jannotta



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 Jan 17, 1995 Signature: Michael N Skoubis
Grantee or Agent Atty

Subscribed and sworn to before me by the said Michael N. Skoubis this 17th day of January, 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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