# QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor.

Alexander G. Chiagouris, a bachelor of the County of Gook and State of Illinois for and in consideration of TEN AND OD/100 DOLLARS, and other good and valuable considerations in hand paid. CONVEY and QUITCLAIM unto the THE CHICAGO TRUST COMPANY, a corporation of illinois, whose address is 171 N. Cork Street,

trust agreement dated the 19th day of November known as Trust Number 33796 and State of Illinois, to-wit:

Chicago, IL 50601-3251, as

Trustee under the provisions of a

#### 96020909

DEPT-01 RECORDING

\$25.00

740012 TRAN 8598 01/09/96 09:24:00 43188 # CG \*-96-020909

COOK COUNTY RECORDER

Reserved for Recorder's Office

25-50A

the following described real estate in the County of Cook

LOT 1 AND THE NORTH 5 FEET OF LOT 2 IN BLOCK 2 IN WASHINGTON PARK, BEING CHARLES HOPKINSON'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (LYING WEST OF WASHINGTON HEIGHTS BRANCH RAILROAD WITH THE EXCEPTION OF THAT PART OF THE NORTHEAST CORNER THEREOF MARKED "A"), IN COOK COUNTY, ILLIEOIS.

Exempt under provisions of Paragraph E. Bentin: 31-45, Beal Estate Transfer Tax Act.

Real Estate Transfer Tax

Permanent Tax Number: 25-18-107-035

1- 3-95

Luyer, Seller or Representative

TO HAVE AND TO HOLD the sold pramises with the appurtonances upon the frests, and for the uses and purposes herein and in sold trust agreement set forth.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manaje, protect and subdivide said property as often as desired, to desired, to sail, to grant options to purchase, to sail on any subdivide and property as often as desired, to contract to sail, to grant options to purchase, to sail on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successors in trust and to grant to such successors in trust all of the title, estate, powers and sutherities yeared in said trustee, to denate, to declare, to morrage, pladge 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single to amend, change or modify leases 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 to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges at any kind, to release, convey or essign any right, title or interest in or about or essament or future rentals, to partition or beart 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 on 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 set of said trustee, or be obliged or privileger! 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 indentire 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

BOX 333-CTI

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# 96020909

#### **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 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 8-3 1996	Signature / / / / / / / / / / / / / / / / / / /
SUBSCRIBE	AND SWORN TO LEFCRE	/Grantdr Gr Agent
ME BY THE THIS	DAY OF JAN 6 3 1006	"OFFICIAL SEAL" Susan Becker Notary Public, State of Illinois
US YRATON	BLIC SALAR S	My Commission Expires 3/20/93

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.

DateJAN 0 3 1996 Signature	Grantee or Agent
SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID THIS DAY OF JAN 11 3 1996	,
NOTARY PUBLIC Sheeper Decker	"OFFICIAL SEAL" Susan Becker Notary Public, State of Illinois My Commission Expires 3/00/93

Note: Any person who knowingly submits a talse statement concerning the identity of a grantee shall be guilty of a Glass C misdemeanor for the first offense and of a Glass 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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indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, ic) that said trustee was duly authorized and empowered to execute and deliver every such dead, trust dead, lease, mortgage or other instrument and (d) if the conveyance is made to a 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.

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.

And the said grantor hereby expressly waive S any and all statutes of the State of Illinois, provide otherwise.	and ding for	i relenso tha exem	any an iption	d all rig of hom	ht or bei	refit unde from sal	e en exect	irtua o ition o
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ALEXANDER G. CHIAGOUPIS					•			
(Seal)		<del></del>	·	<del></del>	·		(	Seell
THIS INSTRUMENT WAS PREPARED BY:								S. C.
BRIAN J. MULCAHY								SOCOSOGE
120 N. LASALLE SUITE 900								Ġ
CHCIAGO, IL 60602								3
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known to me to be the same person. whose rappeared before me this day in person and acknowstrument as HIS free and voluntary act, for twelver of the right of homostcad.	resaid, ( EXXIBE Tame Wiedned the uses	IS that and putp	Certifi (X8 .c)	y that y KKK St bs als herein	cribed to	o the fore	igoing instr dolivered t ng the reler	sonolly ument he said
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"OFFICIAL SEAL"  CIS COTHARD  Notary Public, State of Illinais-	6	AL NOT	ARY PI	JBLIC		<u>)</u>		
PROPERTY ADDRESS: My Commission Expires 6/21/97	Ų.							
10300 SOUTH LONGWOOD CHICAGO, IL 60643								
AFTER RECORDING, PLEASE MAIL TO:	<del></del>							
THE CHICAGO TRUST COMPANY 171 N. CLARK STREET ML09LT CHICAGO, IL 60601-3294	or	BOX	NO.	333	(COOK	COUN	TY ONLY	Y)

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