

# UNOFFICIAL COPY

QUIT CLAIM DEED  
Deed In Trust

### THE GRANTORS

Johnny Yousef and Pauline Yousef, his wife, and  
Socratis Zavitsanos and Tasoula Zavitsanos, his  
wife

DEPT-01 RECORDING \$27.00  
T40012 TRAN 5746 07/02/97 13:03:00  
43328 ER \*-97-478810  
COOK COUNTY RECORDER

97478810

of the City of Chicago County  
of Cook State of  
Illinois for and in consideration of Ten (\$10.00)  
DOLLARS, in hand paid, CONVEY and QUIT CLAIM to

George Marinakis

77 West Washington - Suite 617  
Chicago, Illinois 60602

(NAMES AND ADDRESS OF GRANTEES)

as Trustee under the provisions of a trust agreement dated January 7, 1997, known as  
Trust No. 1001

all interest in the following described Real Estate situated in the County of Cook In the State of Illinois, to wit:  
(See Reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the  
Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes  
in said trust agreement set forth.

SUBJECT TO: NONE

Permanent Real Estate Index Number(s): 13-12-235-022

Address(es) of Real Estate: 2439 W. Balmoral, Chicago, Illinois

DATED: February 15, 1997

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

*Johnny Yousef*

Johnny Yousef

(SEAL)

*Pauline Yousef*

Pauline Yousef

(SEAL)

*Socratis Zavitsanos*

Socratis Zavitsanos

(SEAL)

*Tasoula Zavitsanos*

Tasoula Zavitsanos

(SEAL)

State of Illinois ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County of Cook,  
In the State aforesaid, DO HEREBY CERTIFY that

OFFICIAL SEAL

TERESA D MONTESINOS

NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 05/31/99

Johnny Yousef and Pauline Yousef, his wife, and Socratis Zavitsanos and  
Tasoula Zavitsanos, his wife

personally known to me 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 the homestead.

Given under my hand and official seal, February 15, 1997

*Teresa D. Montesinos*

NOTARY PUBLIC

This instrument was prepared by: George Marinakis, 77 W. Washington Str., Ste 617, Chicago, IL 60602

A 00154628 AB 3074

27-2

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## Legal Description

of premises commonly known as 2439 W. Balmoral, Chicago, Illinois

Lot 5 in Herbert H. Rosenthal and Roy M. Schoenbrod's Budlong Woods Addition being a Resubdivision of Lots 8 to 13 both inclusive in the assessor's division of the South East 1/4 of the North East 1/4 of the North East 1/4 and the North East 1/4 of the South East 1/4 of the North East 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

EXEMPT FROM SECTION 1 AND THE PROVISIONS OF  
PARAGRAPH \_\_\_\_\_ SECTION \_\_\_\_\_ OF THE ILLINOIS  
REAL ESTATE TRANSFER TAX ACT AND THE ILLINOIS  
SECTION \_\_\_\_\_ OF THE COOK COUNTY TRANSFER  
TAX ORDINANCE

2-15-97  
Date

Buyer, Seller or Other Party

97478810

SEND SUBSEQUENT TAX BILLS TO

MAIL  
TO

George Marinakis

77 West Washington - Suite 617  
Chicago, Illinois 60602

or Recorder's Office Box No. \_\_\_\_\_

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said property 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; to convey said premises 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 property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by lease to commence in present 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 property, 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 encumbrance appurtenant to said premises or any part 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 act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreements; 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 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 any amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee 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.

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.

If the title to any of the above lands 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 elsewhere, 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.

County Clerk's Office

97A78810

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## STATEMENT BY GRANTOR AND GRANTEE

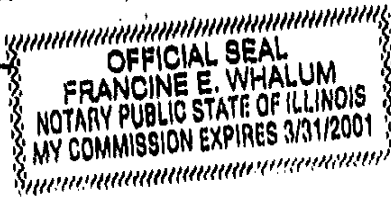
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated July 1, 19 97 Signature: George Marinakis  
Grantor or Agent

Subscribed and sworn to before me by the

said GEORGE MARINAKIS

this 1st day of July  
19 97.



Francine Whalum  
Notary Public

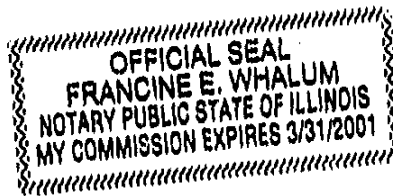
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 1, 19 97 Signature: George Marinakis  
Grantee or Agent

Subscribed and sworn to before me by the

said GEORGE MARINAKIS

this 1st day of July  
19 97.



Francine Whalum  
Notary Public

97478810

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

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