

UNOFFICIAL COPY

7/7/81 5 Page 1 of 2
1616/0051 05 001 03/03/77 12:03:34
Cook County Recorder

23.50

**WARRANTY DEED
IN TRUST**

THIS INSTRUMENT WITNESSETH, That the
Grantor

Andy Kartsistaris

97578115

Reserved for Recorder's Office

of the County of Cook
and State of Illinois
For and in consideration of TEN
AND 00/100 DOLLARS (\$10.00) and
other good and valuable
considerations in hand paid,
CONVEY and WARRANTS
unto the THE CHICAGO TRUST
COMPANY, a corporation of Illinois,
whose address is 171 N. Clark
Street, Chicago, IL 60601-3294, as
Trustee under the provisions of a trust agreement dated the 14th day of July
known as Trust Number 1104281 the following described real estate in the County of Cook
and State of Illinois, to-wit:

The West 10 feet of Lot 28 and all of Lots 29 and 30 in Block 5 in
S.E. Gross' Northwest Addition to Chicago, being a Subdivision of the
East 1/2 of the North 1/2 of the Northwest 1/4 of Section 25, Township
40 North, Range 13, East of the Third Principal Meridian in Cook County,
Illinois.

Lawyers Title Insurance Corporation

Permanent Tax Number: 13-25-110-020

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 is hereby granted to said trustee to improve, manage, protect and subdivide said
premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof,
and to resubdivide 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 leases to commence
in present or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single
lease 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 easement 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 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

UNOFFICIAL COPY

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 some 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.

This is not Homestead Property

And the said grantor hereby covenants, warrants, agrees and binds himself, his heirs, assigns and assigns of the State of Illinois, providing for the execution of this deed, to defend and protect the title.

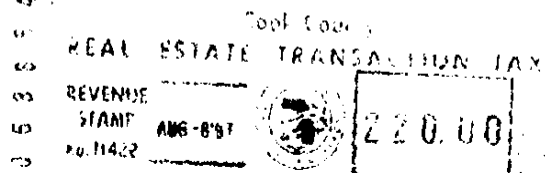
In Witness Whereof, the grantor, aforesaid has hereunto set his hand and seal this 25th day of July 19 97.

Andy Kartsistaris (Seal)
(Seal)

Andy Kartsistaris (Seal)
(Seal)

THIS INSTRUMENT WAS PREPARED BY:

William M. Rodman
1703 Pickwick Lane
Glenview, Illinois 60025

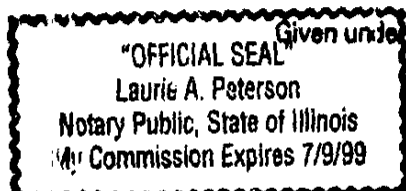


State of Illinois

County of Cook } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Andy Kartsistaris is

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and contract of the right of homestead.



Laurie A. Peterson
NOTARY PUBLIC

PROPERTY ADDRESS:

3101-01 N. Francisco, Chicago, IL 60618

AFTER RECONCILING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY
171 N. CLARK STREET MLO9LT
CHICAGO, IL 60601-3294

OR BOX NO. 333 (COOK CO)

