

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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THIS INDENTURE WITNESSETH, That the Grantors Angelo J. Leventis and Olga F. Leventis, his Wife as Joint Tenants as to an undivided 3/4 and Louis G. Foutris and Nikki Foutris his Wife as Joint Tenants as to an undivided 1/4

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 WARRANT

unto the THE CHICAGO TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3234 as

Trustee under the provisions of a trust agreement dated the 31st day of March, 1976 known as Trust Number 1067621, the following described real estate in the County of and State of Illinois, to-wit:

LOTS 29 AND 30 IN BLOCK 5 IN WILLIAM B. WALKER'S SUBDIVISION OF BLOCKS 1 to 31 INCLUSIVE OF W.B.WALKER'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Tax Number: 13-14-304-036

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 praesenti or 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 98 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

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DEPT-01 RECORDING \$25.00
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#1655 # CG *-97-233924
COOK COUNTY RECORDER

Reserved for Recorder's Office

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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.

And the said grantor _____ hereby expressly waive _____ and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor 9 aforesaid have hereunto set their hand and seal this 2nd day of April 1997.

Angelo J. Leventis (Seal)
(Seal) ANGELO J. LEVENTIS

Louis G. Foutris
LOUIS G. FOUTRIS

Olga F. Leventis (Seal)
(Seal) OLGA F. LEVENTIS

Nikki Foutris
NIKKI FOUTRIS

THIS INSTRUMENT WAS PREPARED BY:
Loutos & Leventis, Ltd.
Attorneys at Law
1410 W. Higgins Road, Suite 204
Park Ridge, Illinois 60068

State of Illinois } I, the undersigned, a Notary Public in and for said County and
County of Cook } SS. State aforesaid, do hereby certify that Angelo J. Leventis, Olga F. Leventis,
Louis G. Foutris and Nikki Foutris

personally known to me to be the same person 9 whose name 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 notary seal this 2nd day of April, 1997.
[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
4300 N. Ridgeway
3734 W. Cullom, Chicago, IL.

AFTER RECORDING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY
171 N. CLARK STREET ML09LT OR BOX NO. 333 (COOK COUNTY ONLY)
CHICAGO, IL 60601-3294

OFFICIAL SEAL
Stefanie Mabadi
Notary Public State of IL
Com Exp 7/26/00

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* 15 CITY OF CHICAGO *
* 16 REAL ESTATE TRANSACTION TAX *
* 17 DEPT. OF *
* 18 REVENUE APR 297 *
* 19 VS 11187 *
998.00

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* 19 VS 11187 *
999.00

* 15 CITY OF CHICAGO *
* 16 REAL ESTATE TRANSACTION TAX *
* 17 DEPT. OF *
* 18 REVENUE APR 297 *
* 19 VS 11187 *
102.00

Property of Cook County Clerk's Office

97233924

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
APR 297
VS 11669
265.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STATE APR 297
VS 11427
132.50

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