

WARRANTY DEED
Deed in Trust

1998-09-03 14:40:50
Cook County Recorder

THE GRANTOR
Sam Prassinos and Maria Prassinos, his wife.

of the City of Morton Grove County of Cook State of Illinois for and in consideration of Ten (\$10.00) DOLLARS, in hand paid, CONVEY and WARRANT to

Maria Prassinos
7844 Church
Morton Grove, Illinois 60053

as Trustee under the provision of a trust agreement dated May 1, 1993 and known The Maria Prassinos Trust

and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 24 (except the East 5.0 feet thereof) and the East 25.0 feet of Lot 25 in the second addition to Morton Aire, a subdivision of part of the Northwest 1/4 of Section 13, Township 41 North, Range 12 East of the Third Principal, in Cook County, Illinois.

EXEMPT PURSUANT TO SECTION 1-11-6
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
EXEMPTION NO. 13232 DATE 7/14/98
ADDRESS 7844 Church
BY Joseph Burman

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-13-120-040

Address(es) of Real Estate: 7844 Church, Morton Grove, Illinois

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general taxes for the year 1997 and subsequent years.

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.

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 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 property, or any part thereof, from time to time, in possession or reversion, by leases 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 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 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.

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 hereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with statute of the State of Illinois in such case made and provided.

The Grantor 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 (th) 30th day of July, 1988

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

Sam Prassinio

(SEAL) Maria Prassinio (SEAL)

(SEAL) (SEAL)

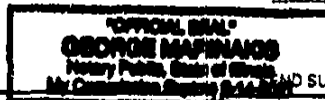
State of Illinois) ss. County of Cook)

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

July 30, 1988

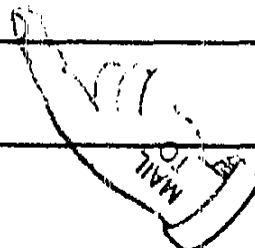


NOTARY PUBLIC

MAIL TO

Form with fields for name and address: Maria Prassinio, 7844 Church, Morton Grove, Illinois 60053

or Recorder's Office Box No.



UNOFFICIAL COPY 78678427

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 title to real estate under the laws of the State of Illinois.

Dated _____, 19 98

Signature: Maria Prassinis
Grantor or Agent

Subscribed and sworn to before me by the said MARIA PRASSINIS this ____ day of _____, 19__.

George Marinakis
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 a 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 _____, 1998

Signature: SAM PRASSINIS
Grantee or Agent

Subscribed and sworn to before me by the said SAM PRASSINIS this ____ day of _____, 19__.

George Marinakis
Notary Public



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.)