

CITY OF CHICAGO REAL ESTATE TRANSFER TAX DEPT. OF REVENUE WARRANTY DEED IN TRUST 182.25 3775565 UNOFFICIAL COPY

COOK CO. 180. 016 66162



THIS INSTRUMENT WITNESSETH, That the Grantor ILIAS HARITOS, A BACHELOR of the County of COOK and State of ILLINOIS for and in consideration of TEN \$ NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the Twenty Fifth day of January 1989, known as Trust Number 1092582 the following described Real estate in the County of Cook and State of Illinois, to-wit:

COMMON ADDRESS: 3727 NORTH WESTERN AVENUE; CHICAGO, ILLINOIS

LOT 70 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 19) IN JONES' SUBDIVISION OF BLOCK 22 IN THE SUBDIVISION OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4, THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 AND THE EAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION) IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 14-19-16-008 VOLUME NUMBER: 481

TO HAVE AND TO HOLD the said premises, with the appurtenances upon the title 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 the said premises of any part thereof, to dedicate parks, streets, highways of alleys and to vacate any subdivision or part thereof, and to re-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 to a successor 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 mortgage, to hypothecate, to pledge or otherwise encumber said property, in any part thereof, to lease said property, or any part thereof, from time to time, in possession, or in reversion, by lease to commence in present or in future, and upon any terms and for any period or periods of time, and extending 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, in any part or parts 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, in portion or to exchange said property, or any part thereof, for other real or personal property, to grant easements of charge of any kind, to release conveyance of charge any right, title or interest in or about or 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 purposes as it would be lawful for any person owning the same to deal with the same, when and in favor of 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, rents, or income, or any other proceeds of any premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to insure into the necessity or expediency of any part of said trustee, or be obliged or privileged to require 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 conclusively evidence in favor of every person relying upon or claiming under any such instrument, lease or other instrument, that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was of full force and effect, and that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this instrument, and in said trust agreement or in any amendment, alteration or addition thereto, and that the trustee was duly authorized and empowered in exercise and discharge of every such deed, trust deed, lease, mortgage or other instrument and that 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 the trustee or trustees of this trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be subject to the earnings, assets and proceeds accruing from the sale or other disposition of said real estate, and such interest is hereby declared to be a present interest, and no beneficiary hereunder shall have any title or present, legal or equitable, interest in said real estate as such, but only an interest in the earnings, assets and proceeds therefrom as aforesaid.

If the title to any of the above lands is now or hereafter registered in the Register of Titles in Illinois, and if any of the above lands is now or hereafter registered in the Register of Titles in Illinois, the words "in trust" or "upon condition" or "with limitations" or "in fee simple" shall be inserted in the words "to have and to hold" in the above instrument, and the words "in trust" or "upon condition" or "with limitations" or "in fee simple" shall be inserted in the words "to have and to hold" in the above instrument, and the words "in trust" or "upon condition" or "with limitations" or "in fee simple" shall be inserted in the words "to have and to hold" in the above instrument.

And the said grantor hereby expressly waives all claims and all rights of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution of a judgment.

In Witness Whereof, the grantor hereunto has hereunto set his hand and seal this 25th day of January 1989.

Ilia Haritos (Seal) his (Seal)

THIS INSTRUMENT WAS PREPARED BY Yvon D. Roustan 2911 North Cicero Avenue Chicago, Illinois 60641

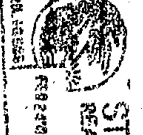
State of Illinois Anthony Kontogiannis County of Cook the state aforesaid, do hereby certify that ILIAS HARITOS, A BACHELOR

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 23rd day of February 1989 and acknowledged that he executed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Anthony Kontogiannis Notary Public, State of Illinois My Commission Expires Jan. 23, 1990 February 23rd 1989

3727 North Western Avenue Chicago, Illinois 60618

After recording return to: Box 533 (Cook County only) OF CHICAGO TITLE AND TRUST COMPANY 111 West Washington St./Chicago, Ill. 60602 Attention: Land Trust Department



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 70.75

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