

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

3816381



Form 21 R 1/73

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor/s

Tom Kioussis and Fifiiki Kioussis, his wife
of the County of Cook and State of Illinois for and in consideration
of TEN 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 25th
day of May 1989, known as Trust Number 1093384 the following described real
estate in the County of Cook and State of Illinois, to-wit:

Lot 31 in the subdivision of the East 356.52 feet of Lot Eleven (11) of the
Superior Court Commissioner's Partition of the South Half (1/2) of the South
Eighty Five (85) acres of the Northwest Quarter (1/4) of Section 5, and the
South Half (1/2) of the East Seventeen (17) acres of the South Eighty Five
(85) acres of the Northeast Quarter (1/4) of Section 6, all in Township 39
North, Range 13, East of the Third Principal Meridian.

16-05-121-010

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth 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 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 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 future, 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 less or add 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 licenses of any kind, to release, convey or assign any right, title or interest in or about or interest 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 to 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 the, 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 so much, 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 memorial, 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.

And the said grantor/s 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor/s of said ha. hereunto set hand and seal this 12th day of August 1989.

Tom Kioussis (Seal) _____ (Seal)
Fifiiki Kioussis (Seal) _____ (Seal)

State of Cook)
County of Cook) SS. Peter G. Spelson a Notary Public in and for the said County, in the state aforesaid, do hereby certify that Tom Kioussis and Fifiiki Kioussis his wife

personally known to me to be the same person/s whose name/s subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they judged, 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.

OFFICIAL SEAL
PETER G. SPELSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/4/91

Given under my hand and notarial seal this 09 day of Aug 19 89.

Peter G. Spelson
Notary Public

Form 51

After recording return to:
Box 333 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St. / Chicago, Ill. 60602
Attention: Land Trust Department

For information only insert street address of above described property.

Prepared By:
James Chew
228 Madison
Oak Park, Ill. 60302

Real Estate Transfer Tax \$4

Real Estate Transfer Tax \$25

Real Estate Transfer Tax \$300

Real Estate Transfer Tax \$054

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DUPLICATE

3816381

LEGAL
1993 AUG 19 PM 3:15
CARY, ROBERT BRAUN
REGISTERED CLERK
APPROVED
APPROVED

CHICAGO TITLE INS. CO.

492-227-063

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