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First American Title Insurance Company

WARRANTY DEED IN TRUST
Living Trust

FIRST AMERICAN TITLE
ORDER # 143557



Doc#: 0625040121 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/07/2006 02:27 PM Pg: 1 of 4

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THE GRANTOR(S), John P. Korbakis and Niki Korbakis, his wife of the City of Los Angeles, County of Los Angeles State of California for and in consideration of \$10.00 and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to John P. Korbakis and Niki Korbakis as Co-Trustees of the Korbakis Revocable Trust dated June 2, 1995 11821 Bel Terrace Los Angeles, Ca. 90049 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 15-12-405-014; 15-12-405-015
Address(es) of Real Estate: 32 Elgin Avenue, Unit C1, Forest Park, Illinois 60130

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

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

The Grantor(s) hereby waive(s) and release(s) 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 this 19th day of July, 20 06.

[Seller Sig - Living Trust] *John P. Korbakis* *Niki Korbakis*
JOHN P. KORBAKIS NIKI KORBAKIS
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, John P. Korbakis & Niki Korbakis, his wife, personally known to me to be the same person(s) whose name(s) 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 official seal, this 19th day of July, 20 06.

Commission expires 06-14, 20 10.



Kristal N (Notary Public)
[Exempt]

Prepared by:
James Tatooles
1098 S. Milwaukee Ave #100
Wheeling, Illinois 60090

EXEMPT
VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 2123
BVS 7-18-06
Approved/Date

Mail To:
James Tatooles
1098 S. Milwaukee Ave #100
Wheeling, Illinois 60090

Name and Address of Taxpayer:
John P. Korbakis
11821 Bel Terrace
Los Angeles, Ca 90049

Exempt under provisions of Paragraph e
Section 31-45, Property Tax Code.

7/19/06

[Signature]
representative

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Unit C1

PARCEL 1: UNIT NO. C1, IN ELGIN PLACE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE WEST 40 FEET OF THE EAST 93 FEET OF LOTS 6 AND 9 AND LOTS 6 AND 9 (EXCEPT THE EAST 93 FEET THEREOF) IN BLOCK 1 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 12, 2006, AS DOCUMENT NUMBER 0613210000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-12 AND STORAGE SPACE NO. S-C1 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT NUMBER 0613210000.

Property Commonly Known As: 32 Elgin Avenue, Unit C1
Forest Park, Illinois 60130

Property of Cook County Clerk's Office



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First American

First American Title Insurance Company
2235 Enterprise Drive Suite 3504
Westchester, IL 60154
Phone: (708)531-0051
Fax: (708)531-0056

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: July 18, 2006

Signature: _____

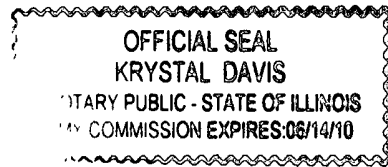
John P. Karbakis
Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on July 18, 2006.

John P. Karbakis

Notary Public _____

Krystal Davis



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 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: July 18, 2006

Signature: _____

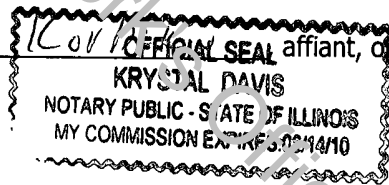
John P. Karbakis
Grantee or Agent

Subscribed and sworn to before me by the said _____, affiant, on July 18, 2006.

John P. Karbakis

Notary Public _____

Krystal Davis



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.)