

UNOFFICIAL COPY

3-17
GLT

4389373(1/0)

This instrument prepared by:

John T. Clery, PC
1111 Plaza Drive, Suite 580
Schaumburg, IL 60173



Doc#: 0808047085 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/20/2008 11:52 AM Pg: 1 of 3

Mail future tax bills to:

Shefket Chapadjiev
800 Higgins Road, #204
Elk Grove Village, IL

Mail this recorded instrument to:

Christopher S. Nudo
216 West Higgins Road
Park Ridge, IL 60068-5736

4389373(1/0) JS WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, John T. Clery, a married man, of the City of Long Grove, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants unto Shefket Chapadjiev, Trustee of the Shefket Chapadjiev, Declaration of Trust dated May 26, 1954 and known as Trust No. 10511.01, the following described real estate in the County of COOK and State of Illinois, to wit:

UNIT 1403 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RAFFAELLO CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0617734070, IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. *THIS IS NOT HOMESTEAD PROPERTY.*

Permanent Index Number: 17-03-221-001 *(underlying)*
Property Address: 201 E. Delaware Place, Unit 1403, Chicago, IL 60611

Together with the tenements and appurtenances thereunto belonging.

To Have and To Hold the said premises with the appurtenances upon the trust 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 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 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, to pledge or otherwise to 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 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.

UNOFFICIAL COPY

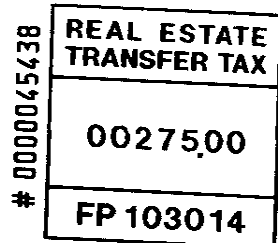
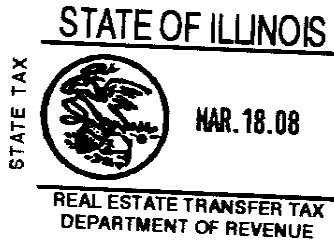
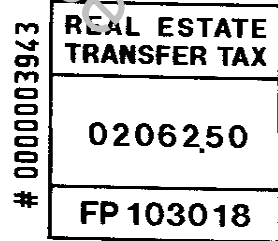
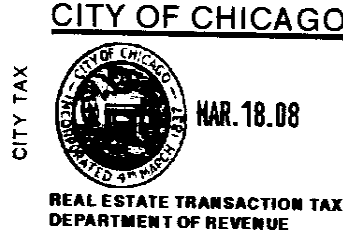
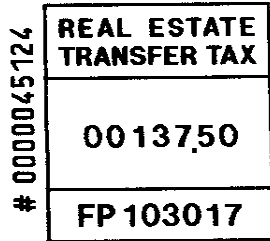
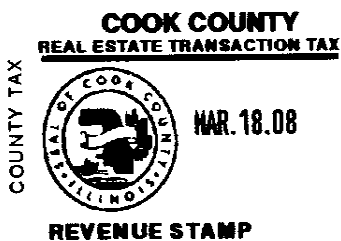
In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, or advanced 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, 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, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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 as interest in the earnings, avails, and proceeds thereof as aforesaid.

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

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 14th Day of MARCH, 2008.


John T. Clerly



UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John T. Clery, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instruments as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Give under my hand and Notarial Seal this 14th day of March, 2008.



Michelle Oddo
Notary Public

Property of Cook County Clerk's Office