

# UNOFFICIAL COPY

## DEED IN TRUST

**THE GRANTOR, W. ANTHONY KOPP**, of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS TO **W. ANTHONY KOPP**, as trustee (or any successor trustee) under the provisions of the **W. ANTHONY KOPP TRUST DATED NOVEMBER 7, 2013**, of 14522 S. Linder Court – Unit PH-2, Oak Forest, IL 60452, **Grantee**, and to all and every successor or successors in trust under the trust agreement, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 1332550029 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/21/2013 02:27 PM Pg: 1 of 4

This above space for recorder's use only

**PARCEL 1:** UNIT NUMBER 14522 PH2 IN SCARBOROUGH FARE CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN SCARBOROUGH FARE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 541.60 FEET THEREOF) ALSO (EXCEPT THE NORTH 610.0 FEET THEREOF) AND ALSO (EXCEPT THE SCHOOL LOT IN THE SOUTHEAST 1/4 THEREOF), ALL IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1973 AS DOCUMENT NUMBER 22559236 IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FORD CITY BANK, AS TRUSTEE KNOWN UNDER TRUST NO. 730 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22907419, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** UNIT NUMBER G-J-1 IN SCARBOROUGH FARE CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN SCARBOROUGH FARE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 541.60 FEET THEREOF) ALSO (EXCEPT THE NORTH 610.0 FEET THEREOF) AND ALSO (EXCEPT THE SCHOOL LOT IN THE SOUTHEAST 1/4 THEREOF), ALL IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED AS 'PARCEL') WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY FORD CITY BANK, AS TRUSTEE KNOWN AS TRUST NO. 730 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22907419, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 3:** UNIT NUMBER G-J2 IN SCARBOROUGH FARE CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN SCARBOROUGH FARE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 541.60 FEET THEREOF) ALSO (EXCEPT THE NORTH 610.0 FEET THEREOF) AND ALSO (EXCEPT THE SCHOOL LOT IN THE SOUTHEAST 1/4 THEREOF), ALL IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1973 AS DOCUMENT NUMBER 22,559,236, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'AA' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FORD CITY BANK, AS TRUSTEE UNDER TRUST NO. 730 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT 22,907,419, AND AS AMENDED BY DOCUMENTS 23,340,865; 23,431,097; 23,662,809; AND CORRECTED BY 23,813,770; 24,091,487; 24,364,126; 24,615,436; 24,914,764; 24,968,129; 25,064,189; 25,233,808; 25,238,517; AND CERTIFICATE OF CORRECTION NUMBER 25,431,856; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME

**UNOFFICIAL COPY**

TO TIME WHICH PERCENTAGES SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OR RECORDED PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Number:** 28-09-100-138-1170; and,  
28-09-100-138-1335 and,  
28-09-100-138-1336.

**Address of Real Estate:** 14522 S. Linder Court – Unit PH-2, Unit G-J-1 and Unit G-J2, Oak Forest, IL 60452

**TO HAVE AND TO HOLD** the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The grantors 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 homesteads from sale on execution or otherwise.

The grantors have signed this deed on NOVEMBER 12, 2013.

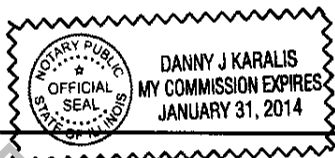
  
W. ANTHONY KOPP

**UNOFFICIAL COPY**

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that W. ANTHONY KOPP 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 she signed, sealed and delivered the said instrument as her 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 on NOVEMBER 12, 2013.



*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC

**MAIL TO:**

Dan J. Karalis, Esq.  
 Dan J. Karalis & Associates  
 2700 S. River Road - Suite 308  
 Des Plaines, IL 60018

**SEND SUBSEQUENT TAX BILLS TO:**

W. Anthony Kopp  
 14522 S. Linder Court - Unit PH-2  
 Oak Forest, IL 60452

**Prepared by:** DAN J. KARALIS, ESQ., 2700 S. RIVER ROAD - SUITE 308, DES PLAINES, IL 60018

Exempt under provisions of Paragraph e, Sec. 4, Illinois Real Estate Transfer Tax Act.

Date 11-12-2013 Repr *[Signature]*

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

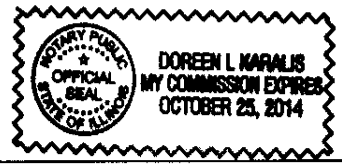
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 : NOVEMBER 12, 2013

Signature *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor on NOVEMBER 12, 2013.

Notary Public *Doreen L Karalis*



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 : NOVEMBER 12, 2013

Signature *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said Grantor on NOVEMBER 12, 2013.

Notary Public *Doreen L Karalis*



*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.)