

**UNOFFICIAL COPY**

(SEAL) NICHOLAS G. MAGGOS, Notary Public in and for the State of Illinois  
Carol Ann Varvak  
1200  
December 9, 1988

88579924

In Witness Whereof, the grantor, above said, hereunto set their hand, seal and day

And the said grantor hereby expressly waives, and releases, 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 or execution or otherwise.

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 cases made and provided.

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, annuities 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 an interest in the earnings, annuities and proceeds thereof as aforesaid.

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, rental, or money borrowed or advanced on said premises, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into the terms of said trust agreement; and every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that all the comprehensive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (b) that all the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (c) that such conveyance or other instrument was executed in accordance with the terms and conditions thereunder, (d) that said trustee was duly authorized and empowered to execute and deliver such deed, trust deed, lease, mortgage or other instrument, and (e) if the conveyance is made to a successor of successors in trust, that such successor or successors in trust have been properly appointed and are duly vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee, his or their predecessor in trust.

different from the ways above specified, at any time or times hereafter.

Full power and authority is hereby granted to said trustee to give, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision, part thereof, and to resubdivide said premises or any part thereof, to contract to sell, to grant options for 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, pledge, otherwise encumber, said property, or any part thereof, to lease, terms and for any period or periods of time, not exceeding in the case of any time, the term of 18 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 leases and to grant options to lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of living the amount of interest, to partition or to exchange said property, or any part thereof, to either real or personal property, to grant easements or other rights, to release, convey or assign any right, title or interest in or about or appertaining 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 and selling to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

**To have and to hold** the said premises with the said mortgages, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Prepared by: Michael J. Welk, 55 W. Monroe Street, Suite 2350, Chicago, IL 60603  
Property Address: 407 Franklin, Unit 57-S, River Forest, IL 60305  
Permanent Real Estate Index No. 15-12-116-074-1057

COOK COUNTY	REVENUE	DEC 16 '88
REAL ESTATE TRANSACTION TAX	STAMP	11427
65.00		

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEC 16 '88 DEPT. OF REVENUE  
PB. 10688

and general real estate taxes for 1988 and subsequent years.

**DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.**

FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS 20639224; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER UNDER TRUST AGREEMENT DATED AUGUST 1, 1966 AND KNOWN AS TRUST NUMBER 1272, RECORDED RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH OF PART OF LAWRORP AND SEAVERN'S ADDITION TO RIVER FOREST IN THE NORTH WEST 1/4 OF ALL OF LOTS 4, 5, 6, 7 AND 8 (TAKEN AS A TRACT) IN BLOCK 3 IN LAWRORP'S RESUBDIVISION UNIT 5-'F'-"S" AS DETERMINED ON THE PLAT OF SURVEY OF THE SOUTH 9 INCHES OF LOT 3,

113913 the following described real estate in the County of Cook and State of Illinois, to-wit: Association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 10th day of NOVEMBER 19 88 known as Trust Number 20639224 and other good and valuable consideration in hand paid; Convey and Warranty unto Losalle National Bank, a national banking corporation of the County of Cook, Illinois and the State of Illinois for and in consideration of \$10.00 (\$10.00) Dollars.

and CAROL ANN VARVAK, a single person  
This Indenture Witnesseth, That the Grantor, NICHOLAS G. MAGGOS, a single person,  
88579924



Village of River Forest  
Real Estate Transfer Tax  
\$50



Village of River Forest  
Real Estate Transfer Tax  
\$10



Village of River Forest  
Real Estate Transfer Tax  
\$5

7196303 FI Norwich

12/2

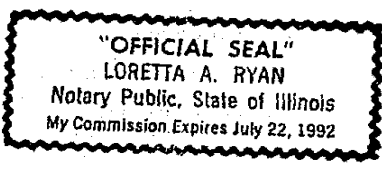
State of Illinois  
County of Cook

**UNOFFICIAL COPY**

Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Nicholas G. Maggos, a single person and Carol Ann Varnak,  
a single person

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 seal this 15th day of December D. 19 88  
Loretta A. Ryan  
Notary Public.



Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
1988 DEC 16 PM 1:50

88579924

88579924

Box 350

**Deed in Trust**  
Warranty Deed

Address of Property

407 Franklin, Unit 5F-S  
River Forest, IL 60305

To  
**LaSalle National Bank**  
Trustee

Return To  
Box 377  
(HMS)

**LaSalle National Bank**  
135 South LaSalle Street  
Chicago, Illinois 60690