

Form XX-0.9/86

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors, JOHN KATSIS and MARY E. KATSIS, his wife, of the County of Cook and State of Illinois for and in consideration, of TEN AND NO/100THS (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the FIRST UNITED TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 4 day of JANUARY, 19 88, known as Trust Number 1831, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE RIDER ATTACHED AND MADE A PART HEREOF.

SUBJECT TO: Covenants, conditions and restrictions of record, terms, provisions, covenants, and conditions, of the Declaration of Condominium and all amendments, if any, thereto; Private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; Encroachments, if any; Party wall rights and agreements, if any; Existing leases and tenancies; Limitations and conditions imposed by the Condominium Property Act; Special taxes or assessments for improvements not yet completed; Any unconfirmed special tax or assessment; Installments not due at the date hereof or any special tax assessment for improvements heretofore completed; General taxes for the year 1987 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 1987; Installments due after the date of closing of assessment established pursuant to the Declaration of Condominium.

PREPARED BY: KEVIN G. KATSIS, 7308 WEST MADISON STREET, FOREST PARK, IL 60130

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-lease or 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 authority vested in said trustee, to donate, to dedicate, 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 leases 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 demise 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 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 rental, 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. 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 trust, 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 its, 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 as such, 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 to 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 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.

In Witness Whereof, the grantor aforesaid have hereunto set their hand and seal this 4TH day of JANUARY, 19 88

(Seal) JOHN KATSIS (Seal) (Seal) MARY E. KATSIS (Seal)

State of Illinois THE UNDERSIGNED ss. JOHN KATSIS and MARY E. KATSIS, his wife, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

personally known to me to be the same person whose name 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 notarial seal this 4TH day of JANUARY, 19 88.

"OFFICIAL SEAL" OFELIA DELIRA Notary Public, State of Illinois My Commission Expires June 30, 1990

Ofelia DeLira Notary Public

PLEASE RETURN TO:

FIRST UNITED TRUST COMPANY 111 EAST BUSSE AVENUE MT. PROSPECT, IL, 60056 SOUTH CHAPPEL AVE., UNIT 1-W, CHICAGO, IL 60649 For information only insert street address of above described property.

88051646

This space for affixing Riders and Revenue Stamp

Document Number

# UNOFFICIAL COPY

01/10/2014

01/10/2014

Property of Cook County Clerk's Office

88051646

COOK COUNTY CLERK'S OFFICE

Property of Clerk's Office

DEPT-91 RECORDING \$12.25  
T#1111 TRAN 0957 02/03/88 13:17:00  
#2027 # A \* -88-051646  
COOK COUNTY RECORDER

RIDER

Legal Description

UNIT 1W IN 6715 SOUTH CHAPPEL AVENUE CONDOMINIUM AS DELINEATED ON SURVEY OF LOT 3 (EXCEPT THE NORTH 21 FEET 8 INCHES THEREOF) AND LOT 4 (EXCEPT THE SOUTH 36 FEET THEREOF) IN THE SUBDIVISION OF THE EAST 333 - 1/2 FEET OF THE WEST 500 - 1/2 FEET OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST (8 FEET HERETOFORE DEDICATED) IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY THOMAS E. DUNN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22815404 TOGETHER WITH AN UNDIVIDED 12.8964 PERCENT 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.

c/k/a 6715 SOUTH CHAPPEL AVENUE  
UNIT 1-W  
CHICAGO, ILLINOIS 60649

P.I.N. 20-24-401-027-1005

JP

88051646

Cook County  
REAL ESTATE TRANSACTION TAX  
LEADING  
STATE UNIFORM  
11-2002  
08.50

COOK COUNTY CLERK

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
JAN 12 08  
DEPT. OF REVENUE  
08.68

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE JAN 12 08  
R8.11198  
127.50

88051646

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COOK COUNTY CLERK'S OFFICE  
111 N. WASHINGTON ST. CHICAGO, ILL. 60602  
TEL: (312) 744-3000 FAX: (312) 744-3001

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