

UNOFFICIAL COPY

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The above space for recorder's use only

JAMES

THIS INDENTURE WITNESSETH, That the Grantor JAMES ZOGRAFOS, a/k/a ZOGRAPHOS 11510 Newport, Willow Springs, IL (single, never married)

of the County of COOK and State of ILLINOIS for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and warrants unto MAYWOOD-PROVISO STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 10th day of AUGUST 1989, known as Trust Number 8223 the following described real estate in the County of COOK and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

COOK COUNTY, ILLINOIS FILED FOR RECORD

1989 AUG 30 AM 11:14

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13.00

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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 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 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 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 195 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 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.

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, 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 his, 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, any 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 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 case made and provided.

And the said grantor hereby expressly waive s and release s 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 ha s hereunto set his hand and seal this 10th day of AUGUST 19 89.

James Zografos (Seal) JAMES ZOGRAFOS (Seal)

James Zographos (Seal) a/k/a JAMES ZOGRAPHOS (Seal)

State of ILLINOIS County of COOK SS. I, the undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that JAMES ZOGRAFOS SINGLE, NEVER MARRIED

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 10th day of August 19 89

OFFICIAL SEAL M. A. HESTER NOTARY PUBLIC STATE OF ILLINOIS

M. A. Hester Notary Public

This space for affixing Riders and Revenue Stamps

Consideration less of Mortgages than \$100 or family of party

89406073

Document Number

mail to

GRANTEE'S ADDRESS MAYWOOD-PROVISO STATE BANK 411 Madison Street, Maywood, Illinois Cook County Recorder Box 3

11234 Southwest Highway, Palos Hills, IL 60465 For information only insert street address of above described property.

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Property of Cook County Clerk's Office

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COOK COUNTY CLERK'S OFFICE  
110 N. LAUREL ST. CHICAGO, IL 60602  
TEL: (312) 603-4000 FAX: (312) 603-4001

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LEGAL DESCRIPTION 4 0 3 0 7 3

THE SOUTH 69.50 FEET OF LOT 11 IN KAT'S SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF THE EAST 12 ACRES (EXCEPT THE NORTH 855.0 FEET THEREOF) OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEEDED TO THE SANITARY DISTRICT OF CHICAGO AND EXCEPTING THEREFROM THAT PART LYING EASTERLY OF THE WESTERLY LINE OF THE SOUTHWEST HIGHWAY RIGHT OF WAY, AS NOW LAID OUT AND OCCUPIED, ALSO LOT 9 IN KAT'S SUBDIVISION OF THE NORTH 855.0 FEET OF THE EAST 12 ACRES OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN FOR SOUTHWEST HIGHWAY AND 111TH STSRET) ALL THE ABOVE BEING IN COOK COUNTY, ILLINOIS (VACANT AT OR ABOUT 11234 SOUTHWEST HIGHWAY, PALOS HILLS, IL)

P.I.N.: 23-24-110-014

COMMONLY KNOWN AS: 11234 SOUTHWEST HIGHWAY, PALOS HILLS, IL 60465

Office of Cook County Clerk's Office  
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# UNOFFICIAL COPY

State of Illinois 89 406073

DEPARTMENT OF REVENUE

## STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E Section 4 of the Real Estate Transfer Tax Act as set forth on the reverse side of this form.

Dated this 16 day of AUGUST 1989.

James J. Montana  
Signature of Buyer-Seller or  
their Representative

RECORDER'S DEED NUMBER \_\_\_\_\_ (OR) RECORDER'S RECORDING STAMP IMPRINT

DATE RECORDED \_\_\_\_\_

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## INSTRUCTIONS

1. The following deeds shall be exempt from the Stamp and/or Declaration provisions of this Act and shall be accompanied by this form RLG-5 in lieu of a Declaration at the time deed is presented for recordation:

### Section 4:

- (a) Deeds representing real estate transfers made before the effective date of this Act, but recorded after such effective date.
- \* (b) Deeds to property acquired by any governmental body or from any governmental body or deeds to property between governmental bodies, or by or from any corporation, society, or association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- (c) Deeds which secure debt or other obligation.
- (d) Deeds, which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded.
- \* (e) Deeds where the actual consideration is less than \$100.00.
- (f) Tax deeds.
- (g) Deeds of release of property which is security for a debt or other obligation.
- (h) Deeds of partition.
- (i) Deeds made pursuant to mergers of corporations.
- (j) Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- (k) Deeds wherein there is an actual exchange of real estate except that that money difference or money's worth paid from one to the other shall not be exempt from the tax.
- (l) Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration.

2. This form is to be retained by the Recorder of Deeds or Registrar of Titles.

- \* Organizations that have been determined to be Charitable, Religious or Educational must affix a copy of the certification from the Department of Revenue or a copy of a Court Order.