

UNOFFICIAL COPY

First Oak Brook Branch

WARRANTY DEED IN TRUST

The above space for recorder's use only

BOOK  
CO. NO. 010

216727

THIS INDENTURE WITNESSETH, That the Grantor, Angelo P. Katsigiannis,  
divorced & not remarried,  
of the County of Cook and State of Illinois, for and in consideration  
of the sum of Ten and no/100 Dollars (\$ 10.00),  
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S  
and Warranty S unto OAK BROOK BANK, a banking corporation duly organized and existing under the laws of the State of  
Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust  
Agreement, dated the 23rd day of June, 19 93, and known as  
Trust Number 2609 the following described real estate in the County of Cook and State of  
Illinois, to-wit:

Street address: 7901 W. Grand Avenue, Elmwood Park, Illinois 60635

Legal description:

Lots 20 and 21 in Montclare Home Addition in the  
South West 1/4 of Section 25, Township 40 North,  
Range 12, East of the Third Principal Meridian,  
in Cook County, Illinois.

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP  
JUL 12 1993  
P. 11424

105.00

Real Estate Index No. 12-25-320-011-0000 and 12-25-320-015-0000

SUBJECT TO General taxes for the second installment of 1992 and  
subsequent years, and covenants, conditions and re-  
strictions of record.

TO HAVE AND TO HOLD the said real estate 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, partition and subdivide said real estate or any part thereof, to dedicate parks, streets, highways  
in alleys and to vacate any subdivision of any part thereof, and to revestible said real estate 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 real estate 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 mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease  
said real estate, 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 in 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 using the amount of present or future rentals, in partition or to exchange said real  
estate, 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 casement  
appurtenant to said real estate or any part thereof, including the power to release, convey or assign to another trustee conferring upon said trustee all of the power and authority herein  
conferred upon OAK BROOK BANK, and to deal with said real estate and every part thereof as all other things 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, or any successor in trust, in relation to said real estate or in whom said real estate or any part thereof shall be conveyed,  
contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced  
on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said  
Trustee, or be obliged 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,  
or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 successor 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.

This conveyance is made upon the express understanding and condition that neither OAK BROOK BANK individually or Trustee nor its successor or successors in trust  
shall incur any personal liability or be subjected to any claim, judgment, or decree for anything if or they or its or their agents or attorneys may do or omit to do in or about the said  
real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for injury to person or property, happening in or about said real estate, any  
and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate, any  
and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate, any  
and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate, any  
and all such liability being hereby expressly waived and released.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, assets  
and proceeds arising from the sale of any 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, assets and proceeds thereof as aforesaid, the portion hereof being to vest  
in said OAK BROOK BANK the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title in any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate a 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  
said Trustee shall not be required to produce the said Trust Agreement or a copy thereof, or any contracts therefrom, as evidence that any transfer, charge or other dealing involving the  
registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives S and releases 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor atoresaid in S hereunto set his hand and  
this 9th day of July, 19 93

Angelo P. Katsigiannis [SEAL]  
Angelo P. Katsigiannis [SEAL]

State of Illinois ss. I, Thomas Elliott, a Notary Public in and for said County,  
County of Cook in the state aforesaid, do hereby certify that  
Angelo P. Katsigiannis

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 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 9th day of July, 19 93.

Thomas O. Elliott  
Notary Public

OFFICIAL SEAL  
Thomas Elliott  
Notary Public, State of Illinois  
My Commission Expires 2/18/94

OAK BROOK BANK  
1400 Sixteenth Street  
Oak Brook IL 60521  
Member F.D.I.C.  
(708) 571-1050

THIS INSTRUMENT PREPARED BY:  
Thomas O. Elliott, Esq.  
625 W. Madison, Suite 2709  
Chicago, Ill. 60661

BOX 333 - TH

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
370.00

This space for affixing Riders and Revenue Stamps

Elmwood Park  
Real Estate  
Transfer Stamp

93531230

Document Number

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Property of Cook County Clerk's Office

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