

# UNOFFICIAL COPY

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1998-07-30 12:48:22

Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE  
 STAMP JUL 30 '98  
 \$42.00

2016364 MTC  
 RW 1/11

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**This Indenture Witnesseth, That the Grantor** Joseph A. Kobacz, single  
 never married.

of the County of Cook and the State of Illinois for and in consideration of  
**Ten Dollars and no/100 (\$10.00)**

and other good and valuable consideration in hand paid, Convey and Warrant unto LaSalle National Bank, a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 20th day of June 19 95 known as Trust Number 119615-10, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit number 2214 in Boardwalk Condominium as delineated on a survey of the following described real estate; lots 1 to 3, 11 to 16 in C.U. Gordon's addition to Chicago, said addition being a subdivision between said lots in School Trustees' subdivision of fractional Section 16, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "C" to the declaration of condominium recorded as document 25120912 as amended from time to time, together with its undivided percentage interest in the common elements.

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 JUL 30 '98 DEPT. OF REVENUE  
 \$84.00

Prepared By: Nancy Carper/attorney for Seller, 407 S. Dearborn St./#1235, Chicago, IL 60605

Property Address: 4343 N. Clarendon/#2214, Chicago, IL 60613

Permanent Real Estate Index No. 14-16-300-032-1344

MAIL TO SIMON Edelstein, 939 W GRACE, CHICAGO IL 60613

FORM NO. 090-8027 AUG 97

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To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said L. L. W. agreement set forth.

Full power and authority is hereby granted to said trustee to improve, 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 in 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 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 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, 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 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 cases made and provided.

And the said grantor Joseph A. Kopacz 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 on execution or otherwise.

In Witness Whereof, the grantor aforsaid he hereunto set                                  hand and seal                                  this 29th day of July, 1998.

(SEAL) Joseph A. Kopacz

\_\_\_\_\_  
(SEAL)

(SEAL) \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of ILLINOIS

County of COOK

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Notary Public in and for said County, in the State aforesaid, do hereby certify that

Joseph A. Kopacz, Single

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 \_\_\_\_\_ seal this 29 day of July A.D. 19 98

Ruth Nelson

Notary Public.

"OFFICIAL SEAL"  
RUTH NELSON  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES MAR 6, 2000

Property of Cook County Clerk's Office

Box 350

**Deed in Trust**  
Warranty Deed

Address of Property

To  
**LaSalle National Bank**  
Trustee

**LaSalle National Bank**  
135 South LaSalle Street  
Chicago, Illinois 60674-9135

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 2214 IN BOARDWALK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; LOTS 1 TO 3, 11 TO 16 IN C. U. GORDON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION BETWEEN SAID LOTS IN SCHOOL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25120912 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER 283, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25120912.

Property of Cook County Clerk's Office