

# UNOFFICIAL COPY

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Customer # \_\_\_\_\_  
 Torrens TRANSFER Filing Date 10-12-90  
 Ctf. # 1504626 L.F. Data \_\_\_\_\_ **SEARCH**  
 Grantor DIMITRIOS KARABATSOS  
 S.S.# \_\_\_\_\_  
 Grantor DEMETRIA KARABATSOS  
 S.S.# \_\_\_\_\_  
 Grantee \_\_\_\_\_  
 S.S.# \_\_\_\_\_  
 Grantee \_\_\_\_\_  
 S.S.# \_\_\_\_\_  
 PIN.# 03-21-101-007 Tax # 20617288  
 Fed Lien Search FOR 393 Cof  
 Title Officer G. WHITE  
 Title Company LAND TITLE  
 Trust Dept. \_\_\_\_\_ Survey Dept. \_\_\_\_\_  
 Approval \_\_\_\_\_ Approval \_\_\_\_\_  
 Refused \_\_\_\_\_  
 Type of Document \_\_\_\_\_ Number \_\_\_\_\_  
DEED  
MTG  
 Total No. Docs 2  
 Logged \_\_\_\_\_ Microfilm \_\_\_\_\_  
 To Tax Dept. \_\_\_\_\_ Ret'd \_\_\_\_\_  
 Previewer \_\_\_\_\_ Date \_\_\_\_\_  
 Typist \_\_\_\_\_ Date \_\_\_\_\_  
 Revisor \_\_\_\_\_ Date \_\_\_\_\_  
 New Ctf. # \_\_\_\_\_ Date \_\_\_\_\_  
 Delivery \_\_\_\_\_ Date \_\_\_\_\_  
 Customer Signature \_\_\_\_\_  
 FORM NO. 300 Federal Tax Lien

DOCUMENT NO.

1504626

DATE OF SEARCH:

808393

90 OCT 12 PM 2:02

CAROL MOSELEY BRAUN  
REGISTRAR OF TITLES

10-12-90  
Cof

# 10759405

**RESULT OF SEARCH:**

None

10-12-90  
Cof

LAND TITLE CO,  
100 W. MONROE, 4th FLOOR  
CHICAGO, ILLINOIS 60603

FILE # \_\_\_\_\_

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03918746

## LAND TITLE COMPANY OF AMERICA, INC.

100 WEST MONROE STREET • 4TH FLOOR • CHICAGO, IL 60603 • (312) 346-3336

### AFFIDAVIT OF LATE DELIVERY

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, the undersigned, \_\_\_\_\_ being first duly sworn, upon oath deposes and says:

That he is an officer of Land Title Company of America, Inc.

Affiant states that a certain ~~DEED IN TRUST~~ dated 2-8-89 was accepted for registration by Land Title Company of America, Inc., and that said document has been in it's possession since the date of execution of the document. Through error or oversight the aforesaid document was not registered in a timely manner.

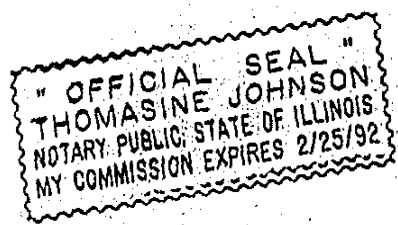
Affiant states that there has been no change in the marital status of the parties on said document.

Further, that the affiant makes this affidavit for the purpose of inducing the Registrar of Titles of Cook County, Illinois to accept the late delivery of this document and holds the Registrar of Titles harmless of any costs or claims which may arise from this matter.

George M. White  
GEORGE M. WHITE  
ASST. VICE PRESIDENT

Subscribed and sworn to before me  
this 30 day of October, 1990.

[Signature]  
NOTARY PUBLIC



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THIS INDENTURE WITNESSETH, THAT THE GRANTOR, DIMETRIOS KARABATSOS and DEMETRA KARABATSOS HIS WIFE of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN Dollars (\$ 10.00 ),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 8th day of FEBRUARY 19 8 9, and known as Trust Number 107594-05, the following described real estate in the County of COOK and State of Illinois, to wit:

Lot 126 in Arlington Terrace Unit #3, being a Subdivision in the North East 1/4 and the North West 1/4 of Section 21, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof, registered June 23, 1965 as Document 2215606, in Cook, County, Illinois.

03-21-101-007

Exempt under Real Estate Transfer Tax Act Sec. 4-10-1-1 of the Illinois Compiled Statutes (CS) and Cook County Ord. 68100 Date 2-2-89 Sign. [Signature]

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, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, in contract to sell, to grant options to purchase, in full or in part, 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 dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease, to sell, to convey, to grant, to release, to assign, to partition, to purchase, the whole or any part of the reversion and to contract respecting the manner of doing the amount of present or future rentals, to 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 appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same, or 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 to 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 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, 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 instrument 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 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 the, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it 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 the 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 may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

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, avails and proceeds arising from the sale or 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 an interest in the earnings, avails and proceeds thereof as aforesaid; the intention hereby being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not to issue 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 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 exemption or non-taxability from sale on execution or otherwise.

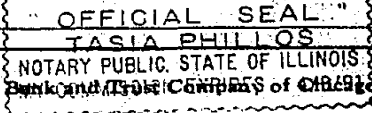
In Witness Whereof, the grantor, S. aforesaid have hereunto set their hand and seal this 8th day of February 19 89

[Signatures of Dimetrios Karabatsos and Demetra Karabatsos]

STATE OF ILLINOIS } I, TASHIA PHILLOS, a Notary Public in and for said County of COOK } ss. County, in the State aforesaid, do hereby certify that DIMETRIOS AND DEMETRA KARABATSOS, HIS WIFE KARABATSOS

personally known to me to be the same person, S. whose name S. 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 notary seal this 8th day of February A.D., 19 89 [Signature of Tashia Phillos]



American National Bank and Trust Company of Chicago

2110 Robinhood Lane Arlington Heights For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

Document Number 3318746

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3918746

1/26/91

3918746

ADD OF NAME LEGAL  
ADDRESS

Trust

REBELEY BRAUN  
REGISTRAR OF TITLES

LAND TITLE CO.  
180 W. MONROE, 4th FLOOR  
CHICAGO, ILLINOIS 60604

FILE #

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