



0020162654

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
SKOKIE OFFICE

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) Vito Montana, Sr. and  
Ariene Montana, his wife

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100  
(\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and quit claim unto PARKWAY BANK  
AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its  
successor or successors, as Trustee under the provisions of a trust agreement dated the 2nd  
day of January 2002, known as Trust Number 13113, the following described real estate in the  
County of Cook and State of Illinois, to wit:

Exempt under provision of Paragraph.....Section 4,  
Real Estate Transfer Act.

See Attached Legal Description

1/21/02 Date [Signature] Buyer, Seller or Representative

Common Address: 6040 N. Kedvale, Chicago, Illinois  
PIN: 13-03-227-015-0000

**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 praesenti or futuro,  
and upon any terms and for any period or periods of time, not exceeding the case of any single demise the term of 198 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

# UNOFFICIAL COPY

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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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.

And the said grantor s 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 s aforesaid have ve hereunto set their hand s and seal s this 21<sup>st</sup> day of January 20 02

Vito Montana Sr  
Vito Montana Sr

Arlene Montana  
Arlene Montana

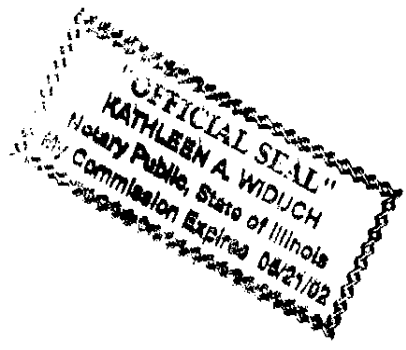
THIS INSTRUMENT WAS PREPARED BY:  
Kathleen Widuch 208 Wisner Park Ridge, Illinois 60068

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 Vito Montana Sr. and Arlene Montana, his wife

personally known to me to be the same person s whose name s are they 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 21<sup>st</sup> day of January 20 02  
Kathleen Widuch  
Notary Public



**PARKWAY BANK AND TRUST COMPANY**  
4800 NORTH HARLEM AVENUE  
HARWOOD HEIGHTS, ILLINOIS 60706  
RECORDER'S BOX 282

For information only insert street address of above described property

6040 North Kedvale, Chicago, Illinois

13-03-227-015-0000

Lot 6 in Block 21 in Krenn and Dato's Crawford-Peterson Addition to North Edgewater, a Subdivision of the Northeast Fractional Quarter (except the North 42 rods thereof) and the Fractional Southeast Quarter of Section 3, Township 40 North, Range 13 East of the Third Principal Meridian, lying North of the Indian Boundary Line (except from above described tract of land, that part thereof that lies South of a line that is 100 feet North of and parallel to the South line of Peterson Avenue extended West) (also except right of way of the Chicago and Northwestern Railway Company) in Cook County, Illinois.

Property of Cook County Clerk's Office

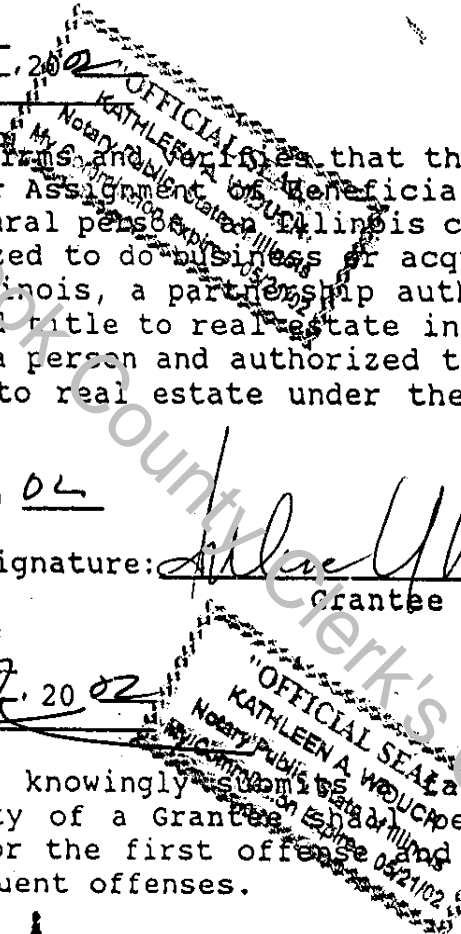
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/21, 2002

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me by the said this 21st day of January, 2002 Notary Public [Handwritten Signature]



The Grantee or his Agent affirms and certifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/21, 2002

Signature: [Handwritten Signature] Grantee or Agent

Subscribed and sworn to before me by the said this 21st day of January, 2002 Notary Public [Handwritten Signature]

NOTE: Any person who knowingly makes a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES COOK COUNTY, ILLINOIS