

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Form 17648 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) Nathaniel J. Zabiaka and Dorothy M. Zabiaka, his wife, and Eleanor M. Goeters married to Douglas Goeters of the County of Cook and State of Illinois for and in consideration of ten and 1/100 Dollars, and other good and valuable considerations in hand, paid, convey and warrant unto PARKWAY BANK AND TRUST COMPANY, Harlem at Lawrence Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 9th day of October 1992, known as Trust Number 10447, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 50 in Nordica Building Corporation Resubdivision being a resubdivision of part of Lots 2, 3, 4 and 5 in Gerhard H. Franzen Estate Division of the North East Quarter (NE 1/4) of the South West Quarter (SW 1/4) of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN # - 12-11-330-025-0000

Commonly Known As: 8506 W. Arroyo, Chicago, IL 60656

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, mend, protect and subdivide said premises or any part thereof (including alleys, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said property as it may be required 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 divide, to mortgage, pledge or otherwise encumber said premises or any part thereof to lease said premises or any part thereof from time to time or possession of fee simple to lease to continue in perpetuity or for any period or periods of time not exceeding in the case of any single lease the term of 99 years and to convey or convey with or without consideration to lease and to grant options to lease and to purchase the whole or any part of the premises and to restrict respectively the manner of using the amount of present or future rentals to purchase or to lease and to purchase the whole or any part of the premises and to grant easements or charges of any kind to release or to assign any right title or interest in or about or in connection with the 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 could be lawful for any person owning the same to do 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 to be received on said premises or be obliged to see to the terms of this trust. Have been complied with or be obliged to put up with the necessity or expediency of any act of said trustee or be obliged or privileged to require or 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument and that at the time of the delivery thereof the trust created by this indenture and the said trust agreement was in full force and effect and that such conveyance, lease or other instrument was executed in accordance with the trust conditions and limitations contained in this indenture and in said trust agreement in some amended thereof and binding upon all beneficiaries thereof. That said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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 seized 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 of all persons claiming under them or any of them shall be only those payments, assets 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, assets and proceeds thereof as aforesaid

If the title to any of the above lands is now or hereafter registered in the Register of Titles is hereby directed not to register or to register a duplicate thereof or memorial of the same in trust or upon condition or with limitation or words of similar import in accordance with the statute in this behalf made and provided

And the said grantor S hereby expressly waives and releases any and all right of 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 do hereby set their hand S and seal S

(NATHANIEL J. ZABIKA) (DOROTHY M. ZABIKA)

(ELEANOR M. GOETERS) (DOUGLAS GOETERS) (releasing homestead rights)

THIS INSTRUMENT WAS PREPARED BY: Janna Dutton, Esq., 225 W. Washington, Suite 2300, Chicago, Illinois 60606

State of Illinois County of Cook Theodora Turula Notary Public in and for said County

OFFICIAL SEAL Theodora Turula Notary Public, State of Illinois My Commission Expires June 6, 1994

The foregoing instrument, appeared before me this day in person and acknowledged that signed sealed and delivered the said instrument at 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 13th day of February 1993 Theodora Turula Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 2001.206, CHICAGO TRANSACTIONS TAX ORDINANCE

REVENUE STAMPS Exempt Under Real Estate Transfer Tax Act Sec. 4 Per. Cook County Clerk of Public Sale Date 03/02/93 Sign [Signature]

PARKWAY BANK AND TRUST COMPANY HARLEM AT LAWRENCE AVENUE HARWOOD HEIGHTS, ILLINOIS 60656 BOX 282

8506 W. Arroyo, Chicago, IL 60656 For information only insert street address of above described property

2550 CM

UNOFFICIAL COPY

Mail to: Janna Dutton, 225 W. Washington, Suite 2300, Chicago, Illinois
60606

Property of Cook County Clerk's Office

DEPT-01 RECORDING

\$25.50

T#8888 TRAM 2517 12/14/93 13:37:00

#6246 * * 03-022711

COOK COUNTY RECORDER

RECEIVED
PROPERTY CLERK'S OFFICE
JAN 14 1994

UNOFFICIAL COPY

03022711

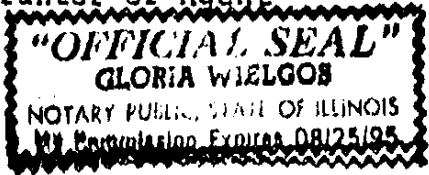
STATEMENT BY GRANTOR AND GRANTEE

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 11 23, 1993 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 23 day of November, 1993.

Notary Public [Signature]

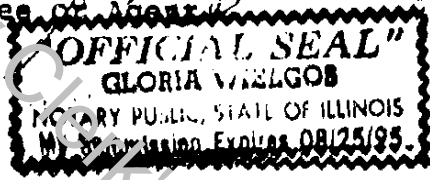


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11 23, 1993 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 23 day of November, 1993.

Notary Public [Signature]



NOTE: Any person who knowingly submits 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.)

03022711