

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



0318201079

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/01/2003 09:45 AM Pg: 1 of 3

STATE TAX

STATE OF ILLINOIS

JUN. 28. 03

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000051665

0048100

FP 102808

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) DANIEL P. FERRARA, a single person, of
10 Old Barn Road, Hawthorn Woods,

of the County of Lake 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 warrants 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 6th
day of June 20 03, known as Trust Number 13563, the following described real estate in the
County of Cook and State of Illinois, to-wit:

THAT PART OF A TRACT OF LAND COMPRISED OF THE SOUTH 175 FEET OF THE NORTH 420 FEET OF THE SOUTH 34 ACRES OF
THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, EXCEPT THAT PORTION THEREOF TAKEN IN CONDEMNATION IN CASE 68L11499 IN THE CIRCUIT COURT OF COOK
COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: THE WEST 50 FEET OF THE SOUTH 175 FEET OF THE NORTH 420 FEET OF THE
SOUTH 34 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE EASTERLY ON THE NORTH LINE OF SAID TRACT OF
LAND AFORESAID; A DISTANCE OF 95.86 FEET TO A POINT IN A LINE; THENCE SOUTHERLY ON SAID LINE A DISTANCE
OF 175 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT 94.83 FEET EAST OF THE SOUTHWEST CORNER THEREOF;
THENCE WESTERLY ON SAID SOUTH LINE A DISTANCE OF 94.83 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND;
THENCE NORTHERLY ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 175.00 FEET TO THE PLACE OF BEGINNING,
IN COOK COUNTY, ILLINOIS.

CKA: 1101 South Elmhurst Road, Des Plaines, IL 60016
PIN: 08-24-102-029-0000

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 premise 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.

06AS STUBBETT / 2309808

3

BOX 312-07

UNOFFICIAL COPY

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 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 _____ 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 _____ aforesaid has _____ hereunto set _____ his _____ hand _____ and seal _____ this 9th day of June 2003

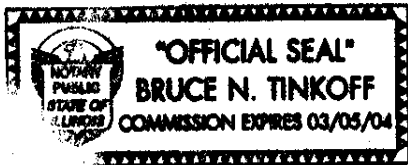


 Daniel P. Ferrara

THIS INSTRUMENT WAS PREPARED BY: KIPNIS & KAHN, LTD., 30 North LaSalle Street, Suite 2024, Chicago, Illinois 60602

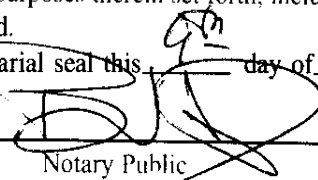
STATE OF ILLINOIS }
 COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Daniel P. Ferrara, a single person, is



_____ 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 _____ day of June 2003



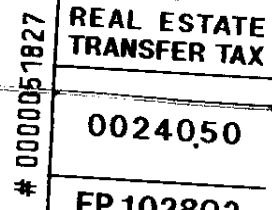
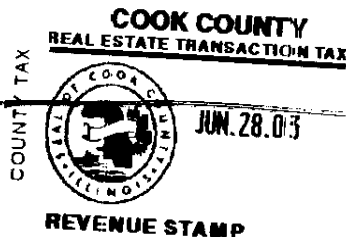
 Notary Public



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

1101 South Elmhurst Road, Des Plaines, IL

For information only insert street address of above described property



UNOFFICIAL COPY

LEGAL DESCRIPTION ATTACHED TO AND MADE A PART OF THAT TRUST AGREEMENT DATED JUNE 6, 2003 AND KNOWN AS TRUST NO. 13563

THAT PART OF A TRACT OF LAND COMPRISED OF THE SOUTH 175 FEET OF THE NORTH 420 FEET OF THE SOUTH 34 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION THEREOF TAKEN IN CONDEMNATION IN CASE 68L11499 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: THE WEST 50 FEET OF THE SOUTH 175 FEET OF THE NORTH 420 FEET OF THE SOUTH 34 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE EASTERLY ON THE NORTH LINE OF SAID TRACT OF LAND AFOREDESCRIBED; A DISTANCE OF 95.86 FEET TO A POINT IN A LINE; THENCE SOUTHERLY ON SAID LINE A DISTANCE OF 175 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT 94.83 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ON SAID SOUTH LINE A DISTANCE OF 94.83 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE NORTHERLY ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 175.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.