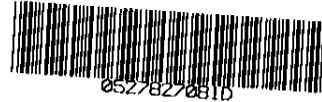


# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc#: 0527827081 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2005 12:24 PM Pg: 1 of 2

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s):

BERTHA ANDERSON, a widow not since remarried, of 1302 S. Komensky  
Chicago, IL.

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 warrant S note PARKWAY  
BANK AND TRUST COMPANY, 480 N. Harlem Avenue, Harwood Heights, Illinois 60636, an Illinois banking corporation, its  
successor or successors, as Trustee under the provisions of a trust agreement dated the 1st  
day of June 19 98, known as Trust Number 12014, the following described real estate in the  
County of Cook and State of Illinois, to wit:

LOT 2 IN BLOCK 7 IN WILLIAM A. MERIGOLD'S RESUBDIVISION OF THE  
NORTH 50 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION  
22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index # 16-22-214-024  
Common Address: 1302 S. Komensky  
Chicago, IL. 60623

FRANKIE TITLE  
621 W. NORTH AVE.  
OAK PARK, IL 60302

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 defend 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 lease, 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 future, and upon any terms and for any period or  
periods of time, not exceeding 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 reserving 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 concerning 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.

City of Chicago

Dept. of Revenue

398878

09/28/2005 10:43 Batch 02211 22



Real Estate

Transfer Stamp

\$375.00

2 0507-16802

# 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 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 instrument 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 him, 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 \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ any and all right or benefit under and by virtue of any and all statutes of \_\_\_\_\_ of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the \_\_\_\_\_ aforesaid do hereby set \_\_\_\_\_ her hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2005

*Bertha Anderson*  
 \_\_\_\_\_  
 Bertha Anderson

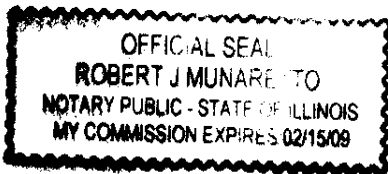
THIS INSTRUMENT WAS PREPARED BY:

R.J. Munaretto P.O. Box 1256 Oak Park, IL. 60304

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 Bertha Anderson

\_\_\_\_\_ 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 \_\_\_\_\_ she signed, sealed and delivered the said instrument as her \_\_\_\_\_ 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 \_\_\_\_\_ 15 \_\_\_\_\_ day of \_\_\_\_\_ September \_\_\_\_\_ 2005




*Robert J. Munaretto*  
 \_\_\_\_\_  
 Notary Public


**PARKWAY BANK AND TRUST COMPANY**  
**4800 NORTH HARLEM AVENUE**  
**HARWOOD HEIGHTS, ILLINOIS 60656**  
**RECORDER'S BOX 282**

For information only insert street address of above described property

1302 S. Komensky  
 Chicago, IL. 60623

COUNTY TAX  
**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
  
 SEP. 28. 05  
 REVENUE STAMP

# 0000172964  
**REAL ESTATE TRANSFER TAX**  
 0002500  
 FP326670

STATE TAX  
**STATE OF ILLINOIS**  
  
 SEP. 28. 05  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000026388  
**REAL ESTATE TRANSFER TAX**  
 0005000  
 FP326660