

# UNOFFICIAL COPY

Quit Claim  
WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

21 505 232

RECORDED FOR DEEDS

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Form T-3

60-25-485 R JUN 9 1971 9 52 AM

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Gloria Diehl

of the County of Cook and State of Illinois for and in consideration of ten and no/100 Dollars, and other good and valuable considerations in hand paid: Convey and warrant Quit Claim unto PARKWAY BANK AND TRUST COMPANY, a corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 26th day of May, 1970, known as Trust Number 7, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 and 2 in Block 26 in Edgebrook Manor, a subdivision of Lots 27, 32, 33, 35, 40, 42, 43, 44 and 47 to 52 both inclusive and parts of Lots 34, 38, 39, 41 and 45 (except railroad) in Bronson's part of Caldwell's Reserve in Townships 40 and 41 North, Range 13, East of the Third Principal Meridian according to plat of said subdivision recorded March 1, 1922 as Document 7414755, in Cook County, Illinois.

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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 he or she may desire, 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 tenant in trust, and to grant to each successor or successor in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or encumber said property, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, on any terms and for any period or periods of time, not exceeding in the case of any single lease 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, to lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of raising the amount of present or future rentals, to partition or to exchange any 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 application of any purchase money, rent, or moneys turned over 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, in 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, so 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, so 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 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 of 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register any duplicate or duplicate thereof, or memorial, the words "in trust" 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, 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 her hand and seal this 22nd day of April 1971.

(Seal) Gloria Diehl (Seal)  
(Seal) (Seal)

State of Illinois } ss I, the undersigned, a Notary Public in and for said County, in  
County of Cook } do hereby certify that Gloria Diehl

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as a 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 24 day of April 19 71

Edward A. Riley  
Notary Public

PARKWAY BANK AND TRUST COMPANY

Box 23

6450-60 N Central Ave  
Chicago, Ill.

For information only insert street address of above described property

END OF RECORDED DOCUMENT

NOT TAXABLE  
CONSIDERATION

21505232

This space for affixing Illinois Revenue Stamp

Document No. 21505232  
Office