

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Form T-3

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SEP-10-70 120637

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **ANNA STRZALKOWSKI BREIT and JOHN P. BREIT**, her husband

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** unto **PARKWAY BANK AND TRUST COMPANY**, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the **4th** day of **September** 19 **70** known as Trust Number **1388**, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 22 and the South half of Lot 21 in Block 1 in A.H. Hills Company's North Western Elevated Railroad Addition, being a subdivision of the North half of the South West quarter of the North East quarter of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.



TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the purposes herein and in said trust agreement set forth

Full power and authority is hereby granted to said trustee to improve, manage, protect and maintain the said premises or any part thereof, to dedicate parks, streets, highways or alleys, and to execute any subdivision or part thereof, and to redivide said property as often as deemed necessary, 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 title, and to grant to such successor or successors in title all of the title estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the property of any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion, by lease or demise, in fee simple, or for any period or periods of time not exceeding in the case of any single demise 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 premises and to contract respecting or times hereafter to contract to make leases and to grant options to purchase or to exchange said property, or any part thereof, or 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 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 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 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, as 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 memorial, the words in trust, or upon condition, or with limitations, or words of similar import in accordance with the statute in such case made and provided.

The interest of each and every person herein and of all persons claiming under them or any of them shall be only in the earnings, 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 legal or equitable interest 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 the Registrar of Titles is hereby directed not to register or note in the certificate of title a duplicate thereof or memorial, the words in trust, or upon condition, 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 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 hereunto set their hands and seals this 5th day of September 19 70

(Seal) *Anna Strzalkowski Breit* (Seal)
ANNA STRZALKOWSKI BREIT

(Seal) *John P. Breit* (Seal)
JOHN P. BREIT

I, the undersigned, a Notary Public in and for said County in the state aforesaid do hereby certify that Anna Strzalkowski Breit and John P. Breit, her husband

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 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 5th day of Sept 19 70.



John M. O'Connor
Notary Public

Grantees' Address:
4777 Harlem
Harwood Heights, Illinois

PARKWAY BANK AND TRUST COMPANY

BOX 475

For information only insert street address of above described property

This space for alternate filing and revenue stamp

UNFILED TAXABLE CONSIDERATION

21 260 638

