

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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Form 73

5.00

THIS INDENTURE WITNESSETH, That the Grantor **JAMES MICHAEL CUMMINGS**
AND **MARY KATHERINE CUMMINGS, His Wife**

of the County of **Cook** and State of **Illinois** for and in consideration of Ten and no/100ths 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 12th day of July 19 73, known as Trust Number 2348, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 18, 19, 20 and 21 in Block 3 in Edison Park in Section 36, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

5.00

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust, and for the uses and purposes hereinafter set forth

Full power and authority is hereby granted to said trustee to improve, protect and subdivide said premises or any part thereof to dedicate parts, streets, highways or alleys and to vacate any subdivision or part thereof and to redivide 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, to convey in trust and to grant to such trustee 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 present or future, and upon 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 leasing the amount of present or future rentals, to partition or to exchange said property, to contract 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 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 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, so 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 hereunder, 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 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 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, note in the certificate of title or duplicate thereof, or memorial, the trusts, in 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 waive and release 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 **ve** herewith set **their** hands and seals this **12th** day of **July**, 19 **73**

James Michael Cummings (Seal) *Mary Katherine Cummings* (Seal)
(James Michael Cummings) (Mary Katherine Cummings)
(Seal) (Seal)

the undersigned, _____
State of **Illinois** } is _____ a Notary Public in and for said County, in
County of **Cook** } the state aforesaid. do hereby certify that **James Michael Cummings and**
Mary Katherine Cummings, His Wife

_____ personally known to me to be the same person **S** whose name **S** 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 official seal this **12th** day of **July**, 19 **73**

James E. Lattest
Notary Public

Grantee's Address: 4777 N. **Harlem** Avenue, Harwood Heights, Illinois 60656

PARKWAY BANK AND TRUST COMPANY
BOX 475

6684-90 Northwest Hwy, Chicago, Illinois

For information only insert street address of above described property

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2, SECTION 4, REAL ESTATE TRANSFER TAX ACT.
7/17/73 *James Michael Cummings*
DATE REPRESENTATIVE

22402060

END OF RECORDED DOCUMENT