

WARRANTY DEED IN TRUST

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Form T-1

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors MICHAEL E. LEIFER and SUZANNE C. LEIFER, HIS WIFE

of the County of COOK and State of ILLINOIS for and in consideration of TEN DOLLARS & 00/100 (\$10.00) 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 24th day of January 1974 known as Trust Number 2513 the following described real estate in the County of Cook and State of Illinois, to-wit: 4777 No Harlem - HARWOOD HEIGHTS, ILL.

See attached rider

UNIT 221, as delineated on Plat of Survey of the North 353.00 feet and the West 366.44 feet, as measured at right angles to the North Line and the West Line respectively, of Lot 2 in Weatherfield Commons Park, being a subdivision in the Southeast Quarter of Section 20 Township 41 North, Range 10, East of the Third Principal Meridian (excepting from said West 366.44 feet of said Lot 2, the South 341.12 feet, as measured at right angles to the South Line of said Lot and excepting also the North 43.92 feet of the South 385.04 feet, both being as measured at right angles to said South Line, of the East 104.0 feet of said West 366.44 feet of said Lot 2) in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration Establishing a Plan for Condominium Ownership made by Campanelli, Inc., recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 21854990 and as amended together with a percentage of the Common Elements appurtenant thereto to said Unit as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with amended Declarations as same are filed of record pursuant to said Declaration, and together with additional Common Elements as such amended Declarations are filed of record, in the percentages set forth in such amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed hereby.

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Subject to restrictions, conditions and easements of record and general taxes for the year 1972 and subsequent.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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 parts, streets, highways or alleys, and to vacate any subdivisions of part thereof, and to redivide said property as often as he, she, or it, shall see fit, to grant options to purchase, to sell in any form, to convey either such or without consideration to convey said premises or any part thereof to a successor or successors as herein provided, to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee to mortgage, pledge or otherwise encumber said premises, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any term, 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 consent to make leases and to grant options to lease and options to renew leases, 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, in 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, remove 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 do, in and to 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, restricted 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, or be obliged to see that the terms of that trust have been complied with, or be obliged to inquire into the accuracy or expediency of any act of said trustee or be obliged or advised 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 instrument and by said trust agreement was in full force and effect, so that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this instrument 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 is made to a successor or successors in trust, that such successor or successors in trust are the property appointed and are fully vested with all the title estate rights, powers, authorities, duties and obligations of his, her 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, rents 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, interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, rents 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 or duplicate thereof or memorial the grants in trust or upon condition or with limitations or words of similar import, in accordance with the statute in such case made and.

And the said grantor hereby expressly covenants and releases any and all right or benefit under and by virtue of any and all laws of the State of Illinois, providing for the exemption of beneficiaries from sale on execution or otherwise.

In Witness Whereof the grantor, I, Abel J. De Haan, do hereby certify that Michael E. Leifer and Suzanne C. Leifer, his wife are the persons who are the beneficiaries of the trust created by this instrument and by said trust agreement and are fully vested with all the title estate rights, powers, authorities, duties and obligations of his, her or their predecessor in trust.

(Seal) Michael E. Leifer (Seal)

(Seal) Suzanne C. Leifer (Seal)

Deed Prepared By: Abel J. De Haan, Attorney at Law, 1 North La Salle Street, Chicago, Illinois 60602

State of ILLINOIS) ABEL J. DE HAAN, a Notary Public in and for said County, in the state aforesaid do hereby certify that MICHAEL E. LEIFER and SUZANNE C. LEIFER, his wife



personally known to me to be the same person as whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, read and delivered the aforesaid instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release of the power of appointment of the grantor.

Gave under seal and notarial seal this 7 day of Feb 1974

Abel J. De Haan Notary Public

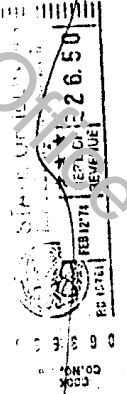
PORTAGE PARK SAVINGS 5960 W. Irving Pk. Rd. Chicago, Ill. 60634

PARKWAY BANK AND TRUST COMPANY

121 MILLBROOK Lnw - Schaumburg

For information only street address of above described property

DR-875



END OF RECORDED DOCUMENT