

UNOFFICIAL COPY

QUIT CLAIM WARRANTY DEED IN TRUST

Edward E. Stripe 23 439 515
1976 APR 5 AM 11 18
APR-5-76 166894 • 23439515 • A — Rec

RECORDED IN BOOK COOK 23439515

10.00

Form 13

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor EDWARD E. STRIPE, a bachelor

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 ~~quit~~ quit claim 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 17th day of December 19 73, known as Trust Number 2462, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 26 (excepting therefrom that part thereof if any taken for widening California Avenue) in W. O. Cole's Subdivision of Lots 7 to 12 19 to 26 and 34 to 36 all inclusive in Block 3 in Lewis Staves' Subdivision of that part of the Northeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, lying Southwest of the Northwestern Plank Road, in Cook County, Illinois.

The grantor herewith conveys his entire interest as purchaser under Articles of Agreement for Warranty Deed dated November 28, 1975 for Warranty Deed and recorded on December 5, 1975 as document #23 315 041 thereby cancelling the Articles of Agreement.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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, lease, and to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as deemed proper to grant to any person or persons in fee simple or for any term of years, to convey either with or without consideration, to receive said premises or any part thereof to a mortgage or mortgagee in trust and to grant to such mortgagee or mortgagees in trust all of the title estate powers and authorities vested in said trustee to donate, to dedicate to mortgage, pledge or otherwise encumber any part of said property or any part thereof, from time to time, in possession or reversion, to lease to any person or persons in fee simple or for any term of years, 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 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, to purchase the whole or any part of the reversion and to contract respecting the manner of taxing the amount of present or future rentals, to partition or to exchange said property with any person or persons, to grant benefits of charges of any kind to release, convey or assign any right, title or interest in or about or in connection with 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 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 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 required to inquire into any of the terms of said trust agreements, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said premises, shall be deemed to be made in full force and effect, to that such conveyance or other instrument was executed in accordance with the trusts, conditions and stipulations contained in this indenture and in said trust agreements or in some amendment thereof, and binding upon all beneficiaries thereunder, and 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 shall 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 void in the various, 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 in such, but only an interest in the earnings, rents and proceeds thereof as aforesaid.

If the title to any of the above lands in some or in severalty registered the Registrar of Titles a hereby directed not to register or note in the register of title 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 in as provided.

And the said grantor hereby represents above and below, and all right in 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.

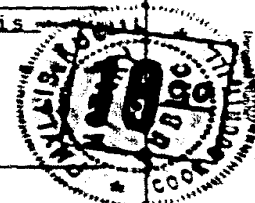
In Witness Whereof the grantor, Edward E. Stripe addressed to his residence on March 27th day of 1976 at Chicago, Illinois, and

THIS INSTRUMENT PREPARED BY (Seal) Edward E. Stripe (Seal)
B. H. SCHNEIDER EDWARD E. STRIPE
PARKWAY BANK AND TRUST COMPANY
4777 NORTH HARLEM AVENUE (Seal) (Seal)
HARWOOD HEIGHTS, ILLINOIS 60638 (Seal)

Grantee's Address: 4777 N. Harlem Ave., Harwood Heights, Ill.

State of Illinois the undersigned, Edward E. Stripe a Notary Public in and for said County, in the state aforesaid, do hereby certify that Edward E. Stripe County of Cook is a bachelor

is single person whose name is Edward E. Stripe
the foregoing instrument appeared before me this 27th day of March 1976
and signed and delivered the said instrument in his own free and voluntary act
and performed thereon in full according to the intent and contents of the said instrument
Given under my hand and seal of office this 27th day of March 1976
Phyllis Kusma
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH 5, SECTION 4, REAL ESTATE TRANSFER TAX ACT.
3/26/76 DATE BUYER/SELLER OR REPRESENTATIVE
EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 2001-206, CHICAGO TRANSACTION TAX ORDINANCE.
3/26/76 DATE REPRESENTATIVE

PARKWAY BANK AND TRUST COMPANY
BOX 475

2119 N. California, Chicago, Ill.

END OF RECORDED DOCUMENT