

UNOFFICIAL COPY

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WARRANTY DEED IN TRUST

Peggy Kalinski

1976 JUL 26 AM 11 05

RECORDED IN THE
COOK COUNTY CLERK'S OFFICE

JUL-26-76 227373 o 23572300 u A Rec

10.00

Form T-3

THIS INDENTURE WITNESSETH, That the Grantor PEGGY KALINSKI, divorced and
not since remarried

of the County of COOK and State of ILLINOIS for and in consideration
of TEN----- (\$10.00) ----- Dollars, and other good and
valuable considerations in hand paid: Conveys and warrant s 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 23rd day of July 19 76
known as Trust Number 2465, the following described real estate in the County
of Cook and State of Illinois, to-wit:

UNIT 791-A AS DELINEATED ON SURVEY OF LOTS 24, 25, 26, 27, 28, 29, 30,
31, AND 32 IN BLOCK "Z" IN KUNTZE'S HIGH RIDGE KNOLLS UNIT 5, BEING A
RESUBDIVISION OF LOT 21, TOGETHER WITH PARTS OF LOTS 10, 12, AND 20
OF THE OWNER'S SUBDIVISION IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DES PLAINES,
ELK GROVE TOWNSHIP, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED
AS EXHIBIT "A" TO DECLARATION MADE BY LA SALLE NATIONAL BANK, AS
TRUSTEE UNDER TRUST AGREEMENT 32132, RECORDED IN THE OFFICE OF
THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 21986901;
TOGETHER WITH AN UNDIVIDED 2.256 PER CENT INTEREST IN SAID LOTS 24,
25, 26, 27, 28, 29, 30, 31, AND 32 IN BLOCK "Z" IN KUNTZE'S HIGH RIDGE
KNOLLS, A RESUBDIVISION AS AFORESAID (EXCEPTING FROM SAID LOTS 24,
25, 26, 27, 28, 29, 30, 31, 32, ALL THE LAND, PROPERTY AND SPACE KNOWN
AS UNITS 681-A TO 681-H, BOTH INCLUSIVE, 701-A TO 701-H, BOTH INCLUSIVE,
721-A TO 721-H, BOTH INCLUSIVE, 741-A TO 741-H, BOTH INCLUSIVE,
AND 791-A TO 791-E, BOTH INCLUSIVE, AS SAID UNITS ARE DELINEATED
IN SAID SURVEY) IN COOK COUNTY, ILLINOIS.

23 572 300

Cook County Clerk's Office

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SEE ATTACHED FOR LEGAL DESCRIPTION

Exempt under provisions of Paragraph

This Instrument was prepared by

2 Section 4 Real Estate Transfer Act.

James R Carlson
4247 W. Harlem
Chicago, Ill. 60634

7/23/76
Date

James R Carlson
Representative

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 redivide said property as often as desired, to contract to sell or 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 trust and to grant to such successor 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 leases and options 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, to 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, 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 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, 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, (a) 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, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in the instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been duly 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 or note in the certificate of title or do, create thereon, 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.

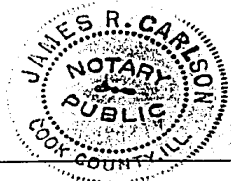
And the said grantor hereby expressly waives any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor her hereunto set her hand and seal this 23rd day of July 1976

Peggy Kalinski (Seal) _____ (Seal)

(Seal) _____ (Seal)

State of Illinois }
County of Cook } SS
I, James R. Carlson a Notary Public in and for said County, in the state aforesaid, do hereby certify that Peggy Kalinski divorced and not remarried personally known to me to be the same person whose name she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 23rd day of July 1976
James R Carlson
Notary Public



PARKWAY BANK AND TRUST COMPANY
BOX 475

791 Kathleen Drive, Apartment 791-A
Des Plaines, Illinois

For information only insert street address of above described property

10⁰⁰

This space for affixing Return and Revenue Stamps

Notary Number
25372300

END OF RECORDED DOCUMENT