

WARRANTY DEED IN TRUST

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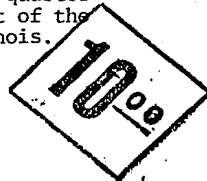
Form T-3

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THIS INDENTURE WITNESSETH, That the Grantor S, VINCENT IGNOFFO and MARGARET IGNOFFO, his wife

of the County of Cook and State of Illinois for and in consideration of 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 25th day of March 1977, known as Trust Number 3796, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 15 (except the East 3 feet thereof) in Block 14 in O. Stone & Co.'s Belmont Avenue Terrace being a subdivision of the West half of the South West quarter of Section 19, 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 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, protect and subdivide said premises of any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to establish said property as often 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 or successors, 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, from time to time, in possession or reversion, by leases to commence in the present or future and upon any terms, and 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, leave, 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 of any part thereof, and to deal with said property and every part thereof in all other ways and for all 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 trustee 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, as the 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 trustee, as this indenture and his 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 this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (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 made to a successor or successors in trust, that such successor or successors of 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, dividends 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, dividends 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 public office of title or 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 behalf made, and provided.

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

In Witness Whereof, the grantor S, we, hereunto set their hand S, and seal S, this 25th day of March 1977.

THIS INSTRUMENT PREPARED BY (Seal) Vincent Ignoffo (Seal) VINCENT IGNOFFO 4777 NORTH HARLEM AVENUE (Seal) Margaret Ignoffo (Seal) MARGARET IGNOFFO HARWOOD HEIGHTS, IL 60656

GRANTEE'S ADDRESS: 4777 North Harlem Avenue, Harwood Heights, Illinois 60656

State of Illinois } I, the undersigned, a Notary Public in and for said County in the County of Cook } do hereby certify that VINCENT IGNOFFO and MARGARET IGNOFFO, his wife

are 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 26th day of March 1977.

Virginia M. Starnick Notary Public

EXEMPT UNIT... SECTION 17-1... TAX ACT. 3/26/77... DATE

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PARKWAY BANK AND TRUST COMPANY BOX 475

7040 W Newport Ave., Chgo, Ill. 60634

FORM 16487 BANKFORMS INC.

For information only insert street address of above described property