

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

RECORDED FEB 27 1975 23007955
FEB-27-75 954169 • 23007950 • A — Rec

Stamp under provisions of Paragraph 15 Section 4,
Real Estate Transfer Tax Act.
Date NOVEMBER 27, 1974
Buyer, Seller or Representative
M. J. ...

Form T-1

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors **JOSEPH SWIATEK and Janette SWIATEK, his wife,**
of the County of **Cook** and State of **Illinois** for and in consideration of Ten and no/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 **27th** day of **November** 1974, known as Trust Number **2791**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot eight (8) and the West Half of Lot seven (7) in Block two (2) in **Oliver Salinger and Company's Lawrence Avenue Manor**, being a Subdivision of Lot three (3) in Circuit Court Partition of East Half of South East Quarter and part of West Half of South East Quarter and North East Quarter of South West Quarter of Section twelve (12), Township forty (40) North, Range twelve (12), East of the Third Principal Meridian, according to the Plat thereof recorded April 28, 1925, as document 8386267, in Cook County, Illinois

5.00

TO HAVE AND TO HOLD the said premises with the appurtenances specified hereon 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, sell 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 reacquire said property as hereinafter provided, in 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 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 lease 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, not exceeding in the case of any single lease the term of 99 years, and to grant, to make leases and to grant options to lease, to lease, to purchase, 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 exchange and in part thereof, for other real or personal property, to grant easements or charges of any kind, in release, convey or assign any right, title or interest in or about or adjacent to said premises or 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 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 or for whom or in whose name or on whose behalf any part thereof shall be conveyed, leased or mortgaged by said trustee be obliged in any way to the application of any purchase money, rent, or money 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 or any part thereof, or be obliged to see that any person relying upon or claiming under any such purchase money lease or other instrument is that at the time of the delivery thereof the trustee was duly authorized and approved by the grantors and by said trust agreement and in some amendment thereof and binding upon all beneficiaries thereunder; that said trustee was duly authorized and approved to execute and deliver every such deed, trust deed, mortgage or other instrument and that if the conveyance is made in a purchase or agreement in trust, that the successor or successors in trust have been properly appointed and fully vested with all the title, estate rights, powers, authorities, duties and obligations of the trust 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 such earnings, rents and proceeds arising from the sale or other disposition of said real estate and such interest as hereinafter provided 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, rents and proceeds thereof as aforesaid.

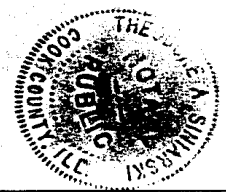
If the title to any of the above lands is now or hereafter registered, the Register of Titles is hereby deemed not to register or make an entry on the record of title or duplicate thereof, or memorialize the words in trust, upon condition, or with limitations, or words of similar import, in accordance with the statute in such case made, and provided

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

In Witness Whereof, the grantors do hereby certify that they are the persons whose names are subscribed to the foregoing instrument, and that they are duly authorized and approved by them to execute and deliver the same.

In Witness Whereof, the grantors do hereby certify that they are the persons whose names are subscribed to the foregoing instrument, and that they are duly authorized and approved by them to execute and deliver the same.
(Seal) Joseph Swiatek (Seal)
(Seal) Janette Swiatek (Seal)

State of **Illinois**)
County of **Cook**)
I, **Theodore A. Siniarski**, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Joseph Swiatek and Janette Swiatek his wife**



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, read 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 notarial seal this **27th** day of **Nov.** 19 **74**
Theodore A. Siniarski
Notary Public

PARKWAY BANK AND TRUST COMPANY
BOX 475

7514 W. Winona Avenue, Chicago, Ill.
For information only insert street address of above described property

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 2001.250, CHANGING TRANSACTION TAX ORDINANCE
2/18/75 - ...

23007955
Document Number

END OF RECORDED DOCUMENT

This deed was prepared by Theodore A. Siniarski, Attorney-at-Law, 3044 W. Belmont Ave., Chicago, Ill., 60612