

UNOFFICIAL COPY

LOAN CLAIM WARRANTY DEED IN TRUST

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5.00

Form T-3

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor ROSEMARY GALLUZZO, a widow not since remarried, 4777 N. Harlem Ave., Harwood Heights, Illinois

of the County of Cook and State of Illinois for and in consideration of \$100.00 Dollars, and other good and valuable considerations in hand paid: Convey and warranty 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 20th day of April 1975, known as Trust Number 2978, the following described real estate in the County of Cook and State of Illinois, to-wit:

The West 70.0 feet of the East 210.0 feet of Lot 11 in 4-B Industrial Park, a subdivision of the Southeast Quarter of the Southeast Quarter of Section 24, Township 41 North, Range 9 East of the Third Principal Meridian as recorded July 22, 1969 as Document No. 20907806 in Cook County, Illinois.

5.00

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 resubdivide said property as often as desired, to contract, 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 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, and proceeding 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, cancel 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 premises 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, with 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 appertaining 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 in 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 in 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 interfere 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, so that at the time of the delivery thereof the trust created by this indenture and in said trust agreement was in full force and effect, so 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, and that said trustee was fully authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the conveyance is made to a successor or successors in trust, that such successor or successors in 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, assets 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, assets 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 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 and releases 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 aforesaid has hereunto set her hand and seal this 20th day of April 1975.

THIS INSTRUMENT PREPARED BY (Seal) Rosemary Galluzzo (Seal)
B. H. SCHREIBER
PARKWAY BANK AND TRUST COMPANY
4777 NORTH HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60666

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

State of Illinois, I, the undersigned, a Notary Public in and for said county, in the state aforesaid do hereby certify that Rosemary Galluzzo, a widow County of Cook not since remarried

is 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

signed 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 14th day of July 1975



Ruth A. Niskowski
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5, SECTION 4, REAL ESTATE TRANSFER TAX ACT.
DATE 7/17/75
BUYER, SELLER OR REPRESENTATIVE

PARKWAY BANK AND TRUST COMPANY
BOX 475

1535 Burgundy Parkway, Streamwood, Ill.

TRUST N 2978

END OF RECORDED DOCUMENT