

WARRANTY DEED IN TRUST

23 157. 833
JUL 21 PM 4 08
JUL-21-75 32645 • 23157833 • A --- Rec

5.00

Form T-3

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantor JOHN A. WHITE, formerly known as JOHN A. WOYTOWICZ, a widower,

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 consideration 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 19th day of July, 1975, known as Trust Number 2981, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot twenty nine (29) in block one (1) in Capek, Cermack and Friedl's Subdivision of lots two (2), three (3), six (6), seven (7) and ten (10) in Kerfoot's Subdivision of the East half of the North West quarter of Section twenty eight (28) Township forty (40) North, Range thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

This Document Prepared By:
EDWARD A. KOSTECKI, Attorney
6011 Milwaukee Avenue
Chicago, Ill. 60646

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes hereinafter set forth

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises, to sell or otherwise dispose of said premises, to dedicate parks, streets, highways or alleys and to execute any instruments or deed therefor, and to redivide said property as often as deemed to contract to sell, to grant, or 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, from time to time, in possession or reversion, by lease to commence at a certain 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 100 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 emanating 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 who is similar to the person 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 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, 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 the instrument and by so far as the 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 the instrument and as if said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; 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 contrary here is made to a successor or successors in trust that such successor or successors in trust have been properly notified and fully vested with all the title estate rights, duties and obligations of its 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, or any from the sale or other disposition of said trust 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 heretofore 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 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, releases and conveys, 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 doth hereby certify that he 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 he executed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead of Grant under my hand and notarial seal this 19th day of July, 1975.

(Seal) JOHN A. WHITE (Seal)
(Seal) (Seal)

State of Illinois }
County of Cook }
I, EDWARD A. KOSTECKI, a Notary Public in and for said County in the state of Illinois, do hereby certify that JOHN A. WHITE, formerly known as JOHN A. WOYTOWICZ, a widower,



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 he executed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead of Grant under my hand and notarial seal this 19th day of July, 1975.

PARKWAY BANK AND TRUST COMPANY
BOX 475

5346 W. Fletcher St., Chicago, Ill.

For information only insert street address of above described property

The space for affixing Return and Revenue Stamp

Consideration Less Than \$100.00

23157833