

# UNOFFICIAL COPY

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WARRANTY DEED IN TRUST

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The above space for recorder's use only

REC'D JUL 26 1975

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Form T-3

THIS INDENTURE WITNESSETH, That the Grantors, Sophie Goodman and Hyman D. Goodman, her husband

of the County of Cook and State of Illinois for and in consideration of Ten and no/100----- 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 2nd day of October 1970 known as Trust Number 1411, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 71 in L. W. Dyniewicz's Higgins and Devon Gardens being a resubdivision of Lot 4 in Jarneke's Division of Land in Section 4, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Subject to conditions, restrictions and covenants on record

Subject to 1975 taxes and subsequent years.

500

BOOK  
CD. NO.  
7377-1

STATE OF ILLINOIS  
STATE TRA  
ESTATE TAX  
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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts etc. for the uses and purposes herein and in said trust agreement set forth.

All power and authority is hereby granted to said trustee to improve, manage, protect and divide the premises or any part thereof, to dedicate parks, streets, highways or ways and easements, to convey said premises or any part thereof to a successor or successor, to trust and to grant to such successor or successors in trust all of the title, rights, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, to let, lease, or any part thereof to let or lease property, to sell, transfer, assign or otherwise dispose of the same, not exceeding in the sum of any single descent the term of 100 years, and to make leases and to grant options to lease and options to renew leases, to sell or 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 exchange said property, or any part thereof, for other real or personal property, to grant easements or covenants in writing, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, to do all and change or modify leases and the terms and provisions thereof at any time or times hereafter.

In no case shall any party demand any additional in relation to said premises; or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged, or to whom it shall be referred to in the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of his trust have been complied with, or to oblige to inquire into the necessity or expediency of any act of said trustee, or he erred or neglected to inquire into any of the terms of said trust agreement and every deed, trust, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be construed as given in accordance with the intent and purport of the parties and claiming under any such conveyance, lease or other instrument, (a) that such conveyance, lease or other instrument was executed in accordance with the trusts, conditions and limitations recorded in this instrument and in said trust agreement as was in full force and effect, (b) that such conveyance, lease or other instrument was executed by said trustee in full accordance with the intent and purpose of the said trust agreement and (c) that said trust agreement was in full force and effect throughout and binding upon all beneficiaries thereunder, (d) that said trustee was duly authorized and empowered to execute all deeds, every such deed, trust deed, lease, mortgage or other instrument and (e) if 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, available for distribution 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 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 or 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 grantors do hereby release and release all 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 S. \_\_\_\_\_ aforesaid has V.O. \_\_\_\_\_ hereto set their hand S. \_\_\_\_\_ and seals \_\_\_\_\_

(Seal) Sophie Goodman (Seal)  
(Seal) Hyman D. Goodman (Seal)

Kramers addition  
4717 Halley St.  
Hollywood, FL

State of Illinois  
Cook  
County

William E. Block  
Notary Public in and for said County, in  
the state aforesaid, do hereby verify that Sophie Goodman and  
Hyman D. Goodman her husband,

personally known to me to be the same persons whose name is advertised in  
the foregoing instrument, appeared before me this day in person and acknowledged that  
they signed, sealed and delivered the said instrument at 1601 N. Lincoln Ave. on the 16th day of June, 1975, and voluntary act, for the uses  
and purposes therein set forth, including the release and waiver of right of homestead.  
Given under my hand and seal this 16th day of June, 1975.

William E. Block  
Notary Public

albany property 6123 Encant  
Rossmoor, CA

For information only insert street address of  
above described property

PARKWAY BANK AND TRUST COMPANY

BOX 473

END OF RECORDED DOCUMENT