

WARRANTY DEED IN TRUST

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1976 JAN 22 PM 2 05

JAN-22-76 129969 • 23366756 • A — Rec

RECORDS OF DEEDS  
COOK COUNTY ILLINOIS

10.00

Form 73

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor EMILIA DEREGOWSKI, divorced and not remarried, 4139 North Long Ave., Chicago, Illinois.

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 16th day of January 1976, known as Trust Number 3205, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 7 in the Resubdivision of Lots 16, 17, 48 and 49 and vacated alleys of Mortgage Park Addition to West Irving Park in Lot 8 in School Trustees Subdivision of Section 16, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

10.00

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, maintain and use said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivisions or part thereof, and to resubdivide said property as often as he or she may desire, 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, to lease, to let, to let on any part thereof, from time to time in possession or reversion, to contract to make in lease and to grant options to lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of payment or future rentals to portions of or to the whole of said premises, to lease, to let, to let on 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 appurtenant 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 deal in 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 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 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 interests of any party of any part thereof, or be obliged to execute 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 the deed or instrument is executed, the trustee and by said trust agreement was in full force and effect, so that no conveyance or other instrument was executed in accordance with the terms, conditions and limitations set forth in this indenture and in said trust agreement or in some amendment thereof and binding upon all parties thereto, so 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 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 the 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, rents, and proceeds arising from the sale of other disposition of said real estate, and such interest is hereby declared to be personal property and no beneficiary hereunder shall have an estate or interest, legal or equitable, in or in 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 in the Register of Deeds in Cook County, Illinois, the grantor hereby declares that she has duly authorized and empowered the trustee to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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 the trust.

And the said grantor hereby expressly waives, releases, 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, Emilia Deregowski (Seal) Emilia Deregowski (Seal) her hand and seal this 16th day of January, 1976.

Grantor's Address: 4777 N. Harlem Ave., Harwood Heights, Illinois  
State of Illinois the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Emilia Deregowski, divorced and not remarried, a/k/a Emilia Deregowski

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 she 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 seal on this 16th day of Jan, 1976.

THIS INSTRUMENT BY Ruth A. Mickosi Notary Public  
PARKWAY BANK AND TRUST COMPANY  
4777 NORTH HARLEM AVENUE  
HARWOOD HEIGHTS, ILLINOIS 60666

PARKWAY BANK AND TRUST COMPANY  
BOX 475  
4139 N. Long Ave., Chicago, Ill.  
For information only don't affect address of above described property

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 200.1-2B6, CHICAGO TRANSACTION TAX ORDINANCE.  
1/16/76  
DATE  
B. Deregowski  
REPRESENTATIVE

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.  
1/16/76  
DATE  
B. Deregowski  
BUYER SELLER OR REPRESENTATIVE

23366755  
Document Number