

UNOFFICIAL COPY

24411485

WARRANTY DEED IN TRUST

APR 11 41

RECORDED IN OFFICE
COOK COUNTY CLERK

RECORDED

Form T-3

The above space for recorder's use only

APR-20-78 48045 24411485 A - REC 10.00

THIS INDENTURE WITNESSETH, That the Grantor MAURICE J. MARTIN and FRANCES S. MARTIN, his wife, and GREGORY W. ADAMS

of the County of Cook and State of Illinois 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 provision of trust agreement dated the 13th day of April 19 78, known as Trust Number 4350, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 33 in Block 15 in McIntosh Brothers Irving Park Boulevard Addition to Chicago in the West 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.



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 defend said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired, to convey, 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, 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 premises, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms, for any period or periods of time, not exceeding 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, 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 purchase, to use 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 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, 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 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, or to be conclusive evidence in favor of any 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 by 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, 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 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, avails 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, avails 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 one certificate, or to 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 exemption under and by virtue of any and all statute, 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 hereunto set their hands and seals this 13th day of APRIL 19 78

Maurice J. Martin (Seal) Frances S. Martin (Seal)
GREGORY W. ADAMS (Seal)

GRANTEE'S ADDRESS: 4777 North Harlem Avenue, Harwood Heights, Illinois 60656

State of Illinois } 1. the undersigned a Notary Public in and for said Counties in the state aforesaid, do hereby certify that MAURICE J. MARTIN and FRANCES S. MARTIN, his wife, and GREGORY W. ADAMS

are 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, sealed and delivered the said instrument as their free and voluntary act and purposes therein set forth, including the release and waiver of the right of homestead Given under my hand and notarial seal this 17 day of April 19 78

THIS INSTRUMENT PREPARED BY
D. N. SCHREIBER
4777 NORTH HARLEM AVENUE
HARWOOD HEIGHTS, IL 60656

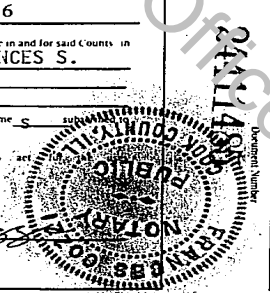
Notary Public

PARKWAY BANK & TRUST COMPANY
4777 N. HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 475

4037 North Marmora Avenue, Chicago, Ill.

For information only insert street address of above described property

COOK COUNTY CLERK'S OFFICE
4/17/78
TAX COLLECTOR
4/17/78
DATE



END OF RECORDED DOCUMENT