

WARRANTY DEED IN TRUST

1978 JUL 27 AM 11 02 24555401

RECORDERS OF DEEDS
COOK COUNTY ILLINOIS

Form T-3

The above space for recorder's use only

JUL-27-78 101076 24555401 - 10.00

THIS INDENTURE WITNESSETH, That the Grantor s SABINA KOTOWSKI and RAYMOND KOTOWSKI,

her husband,
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 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 1st day of July 19 78
known as Trust Number 4445, the following described real estate in the County
of Cook and State of Illinois, to-wit:

Lot 2 (except the South 9 feet) and the South 13 feet of Lot 8 in Block 2 in
Byron A Baldwin's Subdivision of Lot 4 in the division of the North East Quarter
of the South West Quarter of Section 25, 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 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 redivide said premises or any part thereof as often as desired, to contract to sell, to grant options to purchase, to convey either with or without consideration, to convey said premises or any part thereof to any heirs or successors in trust and to grant to such heirs 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, from time to time, in possession or reversion, by lease to commence in present or future, on any terms and for any period or periods of time, not exceeding in the case of any single lease 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 to make, 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 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 divide 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 shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, as that at the time of the delivery of the trust created by this indenture and by said trust agreement was 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, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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, 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 to cause to be noted 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 waive and release any and all right or benefit under and the 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 Sabina Kotowski and Raymond Kotowski hereunto set their hands and seals this 1st day of July 1978

Raymond Kotowski (Seal) Sabina Kotowski (Seal)

GRANTEE'S ADDRESS: 4777 North Harlem Avenue, Harwood Heights, Illinois 60636

State of Illinois } I, Arthur W. Berg a Notary Public in and for said County, in
County of Cook } her husband;

personally known to me to be the same person Sabina Kotowski whose name Sabina Kotowski subscribed the foregoing instrument, appeared before me this day in person and acknowledged that they signed, read and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Gives under my hand and notarial seal this 1st day of July 1978 Arthur W. Berg Notary Public

THIS INSTRUMENT PREPARED BY: Att'y Arthur W. Berg-2655 N. Laramie Ave; Chgo. Ill. 60639

PARKWAY BANK AND TRUST COMPANY BOX 475

2708 N. Francisco Ave Chicago, Ill. 60647

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2 SECTION 4, REAL ESTATE TRANSFER TAX ACT. DATE 7-18-78

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