

UNOFFICIAL COPY

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24547181

WARRANTY DEED IN TRUST

RECORDING OFFICE
COOK COUNTY, ILLINOIS
The above space for recorder's use only

JUL-21-78 9 73 AM '78 24547181 10.00
THIS INSTRUMENT WITNESSETH, That the Grantor Joseph Nast and Maria Nast, his wife

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 trust agreement dated the 17 day of February 19 78 known as Trust Number 4260-4280, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots One (1) and Two (2) in Block Feuerborn and Klode's Irvingwood, being a subdivision of the West half (1/2) of the Northeast Quarter (1/4) of Section Twenty Three (23), Township 40 North, Range 1, East of the Third Principal Meridian in Cook County, Illinois.

This instrument was prepared by: Theodore Birndorf
35 East Wacker Drive

10.00

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 or a part thereof to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract 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 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, to lease said property or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, as aforesaid, in the case of any single demise the term of the years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify 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 the whole or any part of the reversion and to contract respecting the manner of leasing 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 easement 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 the validity 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 this indenture and by said trust agreement was in full force and effect, it is 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; 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 in the 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 the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon conditions" 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 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 grantors aforesaid have hereunto set their hand and seal this day of 19 78

Joseph Nast (Seal) Maria Nast (Seal)

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

State of ILLINOIS)
County of COOK) SS

I, Theodore Birndorf, a Notary Public in and for said County in the state aforesaid, do hereby certify that Joseph and Maria Nast

personally known to me to be the same person whose name 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 for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 7th day of July 19 78

Notary Public in and for Cook County, Illinois

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

8235 Irving Park
Chicago, Illinois

For information only insert street address of above described property

BOX 475

Receipt under provisions of Paragraph E, Section 3, Real Estate Transfer Tax Act.
7/21/78
Theodore Birndorf
Superior Station or Bank Building
24 612 939
24547181



UNOFFICIAL COPY

Form 1

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Property of Cook County Clerk's Office

This deed is being re-acknowledged and re-recorded for the purpose of changing the trust number.
 GRANTEE'S ADDRESS: 4777 North Harlem Avenue, Harwood Heights, Illinois 60656

State of Ill. } I, the undersigned, a Notary Public in and for said County in
 County of Cook } SS the state aforesaid, do hereby certify that Joseph Nasti and Maria Nasti

are personally known to me to be the same persons whose names subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed 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

Given under my hand and notarial seal this 28th day of August 19 78

Janez Y. Pazynski
 Notary Public



24 612 939
 Instrument Number

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

8235 W. Irving Park, Chicago, Ill.
 For information only insert street address of above described property

UNOFFICIAL COPY

1978 SEP 5 10 29 AM '78
COOK COUNTY ILLINOIS

RECORDED
Handwritten signature

SEP--5-78 126450 24612939 A - REC 11.00

Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT