

UNOFFICIAL COPY

WARRANTY DEED IN TRUST 1979

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24883412

COOK COUNTY, ILL.

MAR-19-79 544181 • 24883412 - A - Rec

10.00

Form T-3

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **BETTY FLYNN**, divorced and not remarried

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 **27th** day of **July** 19 **78**, known as Trust Number **4525**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

PARCEL 1: The west 25.00 feet of Lot eleven (11) in Eden Gardens, being a Sub-division in the North West Quarter of the North East Quarter of Section 21, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

PARCEL 2: Easements established on the plat of Subdivision recorded August 7, 1962 as document No. 18555086 and incorporated in Declaration of Easements and Exhibit thereto attached dated January 16, 1967 and Eden Gardens, Inc. a Corporation of Illinois and as created by the Deed from Eden Gardens, Inc. to Gordon D. Clifton and Frances J. Clifton, dated July 29, 1967 and recorded August 4, 1967 as document No. 20219200 for the benefit of Parcel 1 aforesaid for ingress and egress over and across The South 8.50 feet of Lot 11 (except that part thereof falling in Parcel 1 aforesaid) in Eden Gardens Subdivision aforesaid, 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 of 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 subdivide 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, or said premises, 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 the present or future, and upon any terms and 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, to alter, 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 renew, to lease, to grant options to purchase the whole or any part of the reversion and to contract respecting the manner of using 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 held 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 to or hindered 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 have the same effect 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 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 thereto 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, at the time of the execution of any such instrument or of the conveyance or other instrument, that such successor or successor in trust, if then properly appointed and carefully selected 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 person 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 as herein declared to be personal property, and no beneficiary hereunder shall have any title, 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 not to register or note 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 waives S and releases S any and all right of 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 hereunto set her hand and seal this 27th day of July 19 78

(Seal) *Betty Flynn* (Seal)

(Seal) Betty Flynn (Seal)

This Deed was prepared by **Theodore A. Siniarski, Attorney-at-Law** 60618
3041 W. Belmont Ave., Chicago, Illinois

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

State of Illinois I, Theodore A. Siniarski a Notary Public in and for said County, in the state aforesaid, do hereby certify that Betty Flynn, divorced and not remarried

County of Cook 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, sealed 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 notarial seal this 27th day of July 19 78



Theodore A. Siniarski
Notary Public

PARKWAY BANK AND TRUST COMPANY
BOX 475

9887 Sorenng Ave. Schiller Park, Ill.

For information only insert street address of above described property

FORM 16487 BANKFORMS INC.

Exempt under provisions of Paragraph 11 of Section 4 Real Estate Transfer Tax Act.
Date: 5-1-79
Buyer, Seller or Representative: *Shelley Siniarski*

24883412

10.00

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END OF RECORDED DOCUMENT