

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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Form T-3

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s, **WALTER J. SCHROEDER AND DIANE SCHROEDER, his wife**

of the County of **COOK** and State of **Illinois** for and in consideration of **Ten Dollars (\$10.00)** Dollars, and other good and valuable considerations in hand paid: Convey and warrant s 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 **September** 19 **77**, known as Trust Number **4072**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot 28 and the North 1 foot of Lot 27 in Block 8 in Frank W. Parkers Subdivision of Blocks 8 and 9 of Frank Bakers Subdivision of the South East quarter of the South West quarter and the North half of the South West quarter of the South West quarter of Section 27, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act.

Date

Buyer, Seller or Representative

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 manage, protect and subdivide said premises of 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 required, 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 of any part thereof to the executor 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, to lease, to lease and to sublease, to encumber said property, or any part thereof, to lease said property, from time to time, in possession or reversion, by leases 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 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 options to renew, leases and 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 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 existing, or about to exist, in or upon the said premises of 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 of 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 action, or to be obliged or prevented 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, and that at the time of the delivery hereof, the trust created by this indenture and in said trust agreement was in full force and effect, and that such conveyance or other instrument was executed in accordance with the trusts, trusts, trusts and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and 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 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 through case made and provided.

And the said grantor, S, hereby expressly waives, releases, and waives, and all right or benefit under, 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, addressed as ve hereunto set their their hands, and seal S this Twenty Seventh day of September 19 77.

(Seal) X Walter J. Schroeder (Seal)

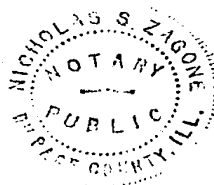
(Seal) X Diane Schroeder (Seal)

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

State of Illinois I, NICHOLAS ZAGONE, a Notary Public in and for said State, in the County of DuPage do hereby certify that WALTER J. SCHROEDER AND DIANE SCHROEDER, his wife

personally known to me to be the same person S whose name S 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 27th day of September, 1977.

Nicholas Zagone
Notary Public

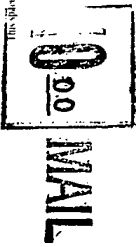


PARKWAY BANK AND TRUST COMPANY
BOX 475

FORM 16487 BANKFORMS INC.

For information only insert street address of above described property

This space for affixing Stamp and Revenue Stamp



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END OF RECORDED DOCUMENT