

UNOFFICIAL COPY

QUIT CLAIM

WARRANTY DEED IN TRUST

1977 NOV 21 AM 11 20

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Form T-3

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor ROSEMARY GALLUZZO, a widow

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 quit claim 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 12th day of December 1975 known as Trust Number 3168, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 269 in Dickeys 2nd Addition to Chicago in the South East 1/4 of Section 4 Township 39 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 purposes herein and in said trust agreement set forth

Full power and authority hereby granted to said trustee to improve, manage, protect, subdivide said premises or any 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, in 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 successor 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 any 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, 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 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 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 do at all times, 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 moneys borrowed or advanced on said premises, or be obliged to see that the terms of the 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 provide 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, so that at the time of the delivery thereof the trust created by the instrument 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, assets and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby directed not to be personal property, and no beneficiary hereunder shall have any future interest, legal or equitable, in or 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 in the Register of Deeds is hereby directed not to register of note in the register of title or duplicate thereof, or memorial the words of trust or upon condition or with limitations or words of similar import in accordance with the statute in such case made and provided.

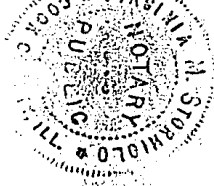
And the said grantor hereby expressly waives S and release S any and all right of benefit under and by virtue of any and all statutes in the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof the grantor, aforesaid, has hereunto set her hand and seal this 10th day of November 1977.

THIS INSTRUMENT PREPARED BY B. H. SCHREIBER (Seal) 4777 NORTH HARLEM AVENUE HARWOOD HEIGHTS, ILL. 60656 (Seal) ROSEMARY GALLUZZO (Seal)

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

State of Illinois } the undersigned, a Notary Public in and for said county in Cook } ss the state aforesaid, do hereby certify that Rosemary Galluzzo, a widow



is 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 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 17th day of Nov 19 77. Virginia M. Starnedo Notary Public

PARKWAY BANK AND TRUST COMPANY BOX 475

3446 W. Chicago, Ave., Chicago, Ill.

FORM 16487 BANKFORMS INC.

For information only insert street address of above described property

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5, SECTION 4, REAL ESTATE TRANSFER TAX ACT. 11/17/77 DATE BUYER SELLER OR REPRESENTATIVE

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END OF RECORDED DOCUMENT