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WARRANTY DEED IN TRUST

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Form T-3

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors CHESTER KIER and VIOLET M. KIER, 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 a trust agreement dated the 21st day of November 19 77, known as Trust Number 4154, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 11 (except the North 30 feet) and the North 20 feet of Lot 14 in Block 30 in Irving Park in the North half of the North East quarter of Section 22, 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 said lands 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, mortgage, pledge, 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 property as herein assured, 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 leases to commence in present or future, and upon any term, for any period or periods of time, not exceeding in the case of any single demise the term of 100 years, and to renew or extend leases upon any terms and for any period or periods of time, 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 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 assignments or charges of any kind to release, convey or assign any right, title of 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 moneys 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 authorized 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, 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, 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, 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 public office of title or duplicate thereof, or memorial, the words "in trust" or upon condition, or words of similar import, in accordance with the statute in this case read and provided.

And the said grantor S hereby expressly waive and release 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 grantor S, hereunto set their hand and seal this 21st day of November 19 77.

THIS INSTRUMENT BECAME EFFECTIVE AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ON NOVEMBER 28, 1977, AT 4:35 PM. B. H. SCHREIBER, 4777 NORTH HARLEM AVENUE, HARWOOD HEIGHTS, ILL. 60633.

(Seal)

Chester Kier

(Seal)

(Seal)

Violet M. Kier

(Seal)

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

State of Illinois } I, the undersigned, a Notary Public in and for said County in Cook } SS the state aforesaid, do hereby certify that Chester Kier and Violet M. Kier, County of Cook } his wife

are 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 at 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 25th day of November 19 77.

Virginia M. Starnals
Notary Public

PARKWAY BANK AND TRUST COMPANY
BOX 475

3930 N. Kildare, Chicago, Illinois

For information only insert street address of above described property

FORM 16487 HANIFORMS, INC.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5, SECTION 1-1-286, CHICAGO REGISTRATION TAX CODE. 11/28/77 B. H. Schreiber REPRESENTATIVE

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5, SECTION 4, REAL ESTATE TRANSFER TAX ACT. 11/28/77 B. H. Schreiber BUYER, SELLER OR REPRESENTATIVE

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END OF RECORDED DOCUMENT