

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

1978 MAR 1 PM 1 22

RECORDED IN DEEDS  
BOOK 17513 PAGE 24346059

Form T-3

The above space for recorder's use only

MAR-1 -78 17513 24346059 -580 10.00

THIS INDENTURE WITNESSETH, That the Grantor Ercole Picchi and Tina Picchi and 24 346 059

Tina Picchi, his wife  
of the County of Cook and State of Illinois for and in consideration of --- Ten (\$10.00) and 00/100 --- 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 23rd day of February 1978, known as Trust Number 4276, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 49 in Westwood Heights Subdivision of North 1071.40 feet of East 12 acres of Lot 1 in Henry Jacques Subdivision of South 1/2 of South West 1/4 of Section 12, Township 40 North, Range 12 East of the Third Principal Meridian, In Cook County, Illinois.

Exempt under Provisions of Paragraph e Section 4, Real Estate Tax Act.

2/23/78

Date: James R. Carlson, atty  
Buyer Seller or Representative

This document prepared by James R. Carlson, 4759 N. Harlem, Harwood Hgts., IL.  
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 hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways, roads, 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 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, to lease 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, in futuro 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 to renew leases and options to purchase the whole or any part of the reversion and in contract respecting the manner of fixing the amount of present or future rentals, to partition or 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 the premises, appurtenances 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, restricted 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 to inquire into the necessity or expediency of any act of said trustee, 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 execution hereof the trust created in this indenture and in said trust agreement is in full force and effect, and that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said trust agreement in its amended form, 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, said trustee, 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 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, 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.

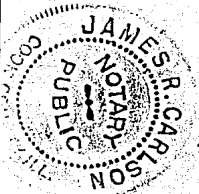
And the said grantor hereby expressly waive and release any and all right or benefit that may be by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid has ve hereunto set their hands and seals this 23rd day of February 19 78.

Ercole Picchi (Seal) Tina Picchi (Seal)  
Ercole Picchi Tina Picchi  
(Seal) (Seal)

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

State of ILLINOIS } ss I, James R. Carlson, a Notary Public in and for said county in the state aforesaid, do hereby certify that Ercole Picchi and Tina Picchi, County of COOK } 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 23rd day of February 19 78.

James R. Carlson  
Notary Public

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

7613 W. Ainslie  
Harwood Heights, Illinois 60656

For information only insert street address of above described property

24346059

END OF RECORDED DOCUMENT