

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

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10.00

Form T-3

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s **Anthony Coniglio and Katherine Coniglio, his wife,**  
of the County of **Cook** and State of **Illinois** for and in consideration of **TEN (\$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 **8th day of August 1979** known as Trust Number **5059**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

**Lot 12 in Block 1 in Kinsey's Irving Park Boulevard Subdivision of the South East quarter of the South West quarter (except the East 10 feet thereof) of Section 13, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.\*\***

This instrument prepared by **Arthur Cirignani, 4759 N. Harlem, Harwood Heights, Illinois 60656.**

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 improve, manage, protect, 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 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 dedicate to mortgage, pledge or otherwise encumber, in whole or in part, 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 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 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 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 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 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 money borrowed or advanced in 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 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 thereof the trust created by this instrument and by said trust agreement was in full force and effect; 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; that said trustee was duly authorized and empowered, to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 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 public office 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 and releases any and all right or benefit under and by virtue of any and all titles of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof the grantor S aforesaid have hereunto set their hands S and seal S this 17 day of September 1979.

Anthony Coniglio (Seal) \_\_\_\_\_ (Seal)  
Katherine Coniglio (Seal) \_\_\_\_\_ (Seal)

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

State of Illinois I, Arthur R. Cirignani a Notary Public in and for said County in the state aforesaid, do hereby certify that Anthony Coniglio and Katherine Coniglio, 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 they 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 8th day of August 1979.



Arthur R. Cirignani  
Notary Public

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

4124 North Oriole Avenue, Dorridge, Ill.

For information only insert street address of above described property

25148172

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5, SECTION 4, REAL ESTATE TRANSFER TAX ACT

9/17/79 Anthony Coniglio BUYER SELLER OR REPRESENTATIVE (NAME)



25148172

Document Number

END OF RECORDED DOCUMENT