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WARRANTY DEED IN TRUST

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Form T-3

The above space for recorder's use only

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THIS INSTRUMENT WITNESSETH, That the Grantor **JOAN COPPOLETTI**, a spinster

of the County of **Cook** and State of **Illinois** for and in consideration of **TEN AND NO/100THS (\$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 **22nd** day of **December** 19 **79** known as Trust Number **5227**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Parcel 1:
Lot 1 in Block 9 in **L. Hodge's Addition to Park Ridge**, being a **Subdivision of the North East Quarter of Section 35, South of Railroad, except 40 acres in the South West corner of said North East Quarter and East Half of the South East Quarter of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, and 8.73 acres in the North East quarter of the North East Quarter of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, lying North of Public Road**, in **Cook County, Illinois**

Parcel 2:
A tract of land of the Southeasterly side of **Lot 1 in Block 9** in **L. Hodge's Addition to Park Ridge** in **Section 35, Township 41 North, Range 12, East of the Third Principal Meridian**, described as follows:
Commencing at the most Easterly corner of **Lot 1** being the intersection of the Southeasterly line thereof with the Westerly line of right of way of **Chicago and Northwestern Railroad Company**; thence in a Northwesterly direction along the Northeasterly line of said **Lot 1**, being Southwesterly line of right of way of railroad company, a distance of **9 feet 2 1/2 inches** to a point; thence in a Southwesterly direction to a point on the Westerly line of **Lot 1** aforesaid, being the Easterly line of **Vine Avenue 13 feet 7 inches** Northerly from Southerly corner of said **Lot 1**; thence Southerly along the West line of said **Lot 1**, being the Easterly line of **Vine Avenue**, a distance of **13 feet 7 inches** to most Southerly corner of said lot; thence Northeasterly along the Southeasterly line of said lot 1 to the Point of beginning, in **Cook County, Illinois**

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Property of Cook County

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, if any part thereof, to dedicate parts, streets, highways or alleys and to vacate any subdivision of part thereof, and to redivide said property as often as deemed to contract for, and to give 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, on commission or reversion, by lease to commence in present or future, and upon any terms and for any period 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, alter, modify, lease, 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 reserving the amount of any part of the amount of present or future rentals, to partition or to discharge said property, or any part thereof, from all real or personal property, to grant assignments or charges of any kind, to release, convey or assign any right, title or interest in or about or in connection with 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 usual or not, in all 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 construed, 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 act of said trustee, or be obliged 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 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 instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, 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 declared to be personal property, and no beneficiary hereunder shall have any title or interest 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 register of title or to apply thereon, or memorialize 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, releases and conveys, 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 or execution or otherwise.

In Witness Whereof, the grantor, aforesaid, has signed hereto and hereunto set her hand and seal this 2nd day of January 1980.

(Seal) Joanne M. Babenko (Seal)
JOAN COPPOLETTI (Seal)

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

State of Illinois I, Joanne M. Babenko, a Notary Public in and for said County in the state aforesaid, do hereby certify that JOAN COPPOLETTI, a spinster

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 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 2 day of Jan 19 80

Document was prepared by: Dennis M. Nudo
P.O. Box 615
Park Ridge, Illinois 60068
Joanne M. Babenko
Notary Public

PARKWAY BANK AND TRUST COMPANY
BOX

FORM 10487 BANK FORMS, INC.
Dennis M. Nudo
P.O. Box 615
200 S. Professional Center
Park Ridge, IL 60068

For information only insert street address of above described property

END OF RECORDED DOCUMENT

Exempt under provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act. 08/8/80 Date
Buyer, Seller or Representative: [Signature]

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