

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney K. Olson
RECORDER OF DEEDS

1980 JAN 16 PM 3:07

25320580

WARRANTY DEED IN TRUST

25 320 580

Form T-3

The above space for recorder's use only

67-50-995

THIS INDENTURE 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 **5207**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

The Northwestly 50 feet of Lot 3 in Block 9 in L. H. Hodge's Addition to Park Ridge, being a Subdivision of the North East Quarter of Section 35 South of railroad (except the 40 acres in the South West corner of the said North East Quarter and the East Half of the South East Quarter of Section 35, Township 41 North, Range 12 East of the Third Principal Meridian, and part of 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 Puller Road, in Cook County, Illinois

10.00

Example Under Revised Uniform Gifts to Minors Act - Section 4, Real Estate Transfer Tax Act.
Date 1/16/80
Buyer, Seller or Recd. S.S. No.

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 execute, execute, protect and subdivide said premises or any part thereof to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof, and to redivide said property as of its own accord, 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 trustee or successor in trust and to grant to such trustee or successor in trust all of the title, estate, powers and authorities vested in said trustee to donate, to dedicate, to mortgage, place, to 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 in covenants in present or future, for any terms and for any period or periods of time, not exceeding in the case of any single demise the term of the 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 real 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 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 which 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 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 permitted 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, as 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, 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 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 file 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 waives S and releases S 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 aforesaid has hereunto set her hand and seal this 10th day of January 19 80

(Seal) *Joan Coppoletti* (Seal)
JOAN COPPOLETTI (Seal)

0935 216 006

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

State of **Illinois**)
County of **Cook**) ss **Nancy J. Thygeson** 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 she 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 10th day of January 19 80

Document prepared by:
Mr. Dennis S. Nudo
P. O. Box 615
Park Ridge, Illinois 60068

Nancy J. Thygeson
Notary Public

PARKWAY BANK AND TRUST COMPANY

BOX 475

209 South Vine Avenue
Park Ridge, Illinois 60068

25 320 580