

UNOFFICIAL COPY

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WARRANTY DEED IN TRUST

8 5 1 0 2 85102340

The above space for recording is **DEPT-01 RECORDING** \$11.00

T#2222 TRAN 0647 07/15/85 13:39:00

#4445 # B * -85-102340

THIS INDENTURE WITNESSETH, That the Grantor

Deanna D. Gauer, Divorced and not remarried

of the County of Cook and State of Illinois for and in consideration of Ten (\$10) 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 29th day of May 19 85, known as Trust Number 7251, the following described real estate in the County of Cook and State of Illinois, to-wit:

The West 10 Feet of Lot 20 and the East 10 Feet of Lot 21 in Block 1 in Demarest and Kamerling's Grand Avenue Subdivision of the North 1/2 of the South East 1/4 of the North East 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Property Tax Number: 16-03-223-007

1100

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 or appreciate or any part thereof to dedicate parks, streets, highways or alleys and to waive any claim or part thereof, and to resubdivide said property as often as desired, to rent, to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises to any successor or successors in trust, 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 premises or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, to lease to any person 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 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, to grant easements or charges on the whole or any part of the premises and to contract respecting the matters of leasing 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 receive moneys or assign any right, title or interest in or about or estate 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 in any way 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 on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to enquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to interfere 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 conclusively deemed to be in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, as if 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 indenture, and 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 all 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 to be derived 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 certificate of title or duplicate thereof, or memorial, the words "in trust", 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 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 12th day of July 19 85

Deanna D. Gauer (Seal) _____ (Seal)
Deanna D. Gauer (Seal) _____ (Seal)

State of Illinois)
County of Cook)
I, Mona A. Robertson a Notary Public in and for said County, in the state aforesaid, do hereby certify that Deanna D. Gauer, divorced and not remarried, is

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 12th day of July 19 85

Mona A. Robertson
Notary Public

PARKWAY BANK AND TRUST COMPANY
BOX 475

4039 W. HIRSCH
CHICAGO, ILL. 60651
above described property
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