

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

8 5 1 2 8 5 4 85128544

Form 1764B Garbforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) JOHANN TOECKER and KATHERINE TOECKER, his wife

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand, paid, Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, Harlem at Lawrence Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 25th day of June 19 85, known as Trust Number 7291, the following described real estate in the County of Cook and State of Illinois, to-wit:

THE SOUTH 1/2 of Lot 13 in Block 2 in Devon Avenue Addition to Rogers Park in South West 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PROPERTY INDEX NUMBERS

10-36-318-009-0000 A SA BLK PCL UNIT ML.

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 convey, mortgage, lease, sell, or otherwise dispose of any part thereof to separate parts, streets, highways or alleys and to execute any subdivisions or parts thereof and to execute any deed or instrument as desired in contract in full 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 execute to defend, to mortgage, to lease or otherwise dispose of said premises or any part thereof, from time to time, in discretion or reservation, by leases in perpetuity, for a term of years 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 remove or extend leases upon any terms and conditions and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, in contract to make leases and to grant options to lease and options to purchase the whole or any part of the premises and to contract respecting the manner of fixing the amount of present or future rental, to partition or to purchase said premises or any part thereof for other 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 all other considerations as it would be lawful for any person having 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, mortgaged to be held leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, 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 of recording of any deed of said trustee, or be obliged or prohibited to acquire 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 execution thereof the trust created by the 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 terms, 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 has fully 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 the trustee in their production in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them in any form shall be only in the earnings, avails and proceeds arising from the sale of other disposition of said real estate, and such interest is hereby declared to be personal property and no part hereunder or all 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, if this is hereby certified 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, shall be omitted hereon with the State in such case made and provided.

And the said grantor hereby represents, warrants 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 verification of homesteads from cause on occasion or otherwise.

In Witness Whereof the grantor, JOHANN TOECKER and KATHERINE TOECKER, their heirs and assigns, do hereby certify that they have signed and delivered the foregoing instrument, including the release and waiver of the right of homestead given under my hand and official seal this 25th day of June 19 85.

JOHANN TOECKER KATHERINE TOECKER

THIS INSTRUMENT WAS PREPARED BY: B.H. SCHREIBER 4800 N. Harlem Avenue Harwood Hts., Illinois

State of IL the undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that JOHANN TOECKER and KATHERINE TOECKER, his wife

are personally known to me to be the same person as whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, read 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 official seal this 25th day of June 19 85. Notary Public

PARKWAY BANK AND TRUST COMPANY HARLEM AT LAWRENCE AVENUE HARWOOD HEIGHTS, ILLINOIS 60656 BOX 282

6521 N. Francisco Chicago, IL 60645

For information only insert street address of above described property

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 200.1-206, CHICAGO TRANSACTION TAX ORDINANCE.

REVENUE STAMPS

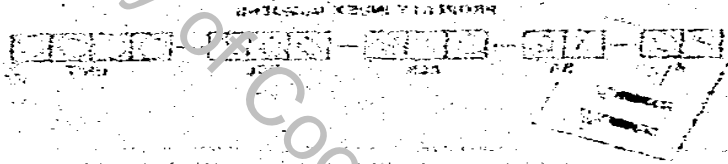
EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

Handwritten signatures and dates, including '85128544' and 'DATE'.

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