

WARRANTY DEED IN TRUST

85227521

Form 17648 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) Salvatore & Domenica Petruso,
his wife

of the County of Cook and State of Illinois for and in consideration of TEN & NO/100 Dollars, and other good and valuable considerations in hand, paid, Convey and warrant s _____ 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 7th day of September 19 85, known as Trust Number 7374, the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 2: Lot 15 and the North 1/2 of Lot 16 in Volk Brothers Shaw Estates Subdivision, being a Subdivision of the East 1/2 of the North East Fractional 1/4 of Section 24, Township 40 North, Range 12 East of The Third Principal Meridian, South of the Indor Boundary Line in Cook County, Illinois. Commonly known as 3814 North Harlem Avenue, Chicago, Illinois

PIN: 12-24-216-041 33

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 resubdivide said property as often as desired, 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, in possession or reversion, by leases to commence in present or future and upon any term, and for any period or periods of time, not exceeding in the case of any single demise 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 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 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 in 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 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 trustee, and by this indenture and by said trust agreement was in full force and effect, for that such conveyance or other instrument was executed in accordance with the trust, 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 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 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 not, 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(s) 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(s) Salvatore & Domenica Petruso hereunto set their hand and seal, this 7th day of September 19 85.

Salvatore Petruso Domenica Petruso

THIS INSTRUMENT WAS PREPARED BY: Dario Zanichelli
CZ Realty
4646 N. Cumberland
Chicago, IL 60656

State of Illinois } ss. Dario Zanichelli a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that Salvatore & Domenica Petruso, his wife

_____ personally known to me to be the same person(s) whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 7th day of Sept 19 85

Dario Zanichelli
Notary Public

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

3814 N. HARLEM
Chicago, ILL.
For information only insert street address of above described property

COURT CLERK'S OFFICE
SECTION 201-123, CHICAGO, ILLINOIS
TAX COLLECTOR
9/16/85
DATE
REPRESENTATIVE
REVENUE STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH 4, REAL ESTATE TRANSFER TAX ACT.
9/16/85
DATE
ENTER SELLER'S REPRESENTATIVE

85227521
Document Number

UNOFFICIAL COPY

Property of Cook County Clerk's Office
11/07/85
85 227 521

DEPT-01 RECORDING \$11.00
T#4444 TRAN 0165 10/09/85 11:50 00
#2618 # D * -85-227521