

WARRANTY DEED IN TRUST

Form 17648 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) JOHN B. LA FLAMME, a widower and not since remarried

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 26th day of November 19 85, known as Trust Number 7528, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 17 in Block 6 in Ashland Addition to Ravenswood in the South West quarter of the South West quarter of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian except that part of the above premises conveyed to the City of Chicago for widening of North Ashland Avenue in Cook County, Illinois.

14-17-308-013-0000 M

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 it may be required 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 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 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 by leases to commence in present or future and upon any terms 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 of 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 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 premises 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 in payment appertaining 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 entitled to do for any person owning the same or 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 to be 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 execution of any act of said trustee or be obliged 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance lease or other instrument and that at the time of the delivery thereof the trustee agreed 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 trust conditions and obligations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and 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 or 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 legal or equitable 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 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 JOHN B. LA FLAMME aforesaid has hereunto set his hand and seal this 26th day of NOVEMBER 19 85

John B. La Flamme
JOHN B. LA FLAMME

THIS INSTRUMENT WAS PREPARED BY: B.H. Schreiber
4800 N. Harlem Avenue
Harwood Hts., Illinois 60656

State of Ill } the undersigned a Notary Public in and for said County in
County of Cook } SS the state aforesaid, do hereby certify that JOHN B. LA FLAMME, a widower and
not since remarried

is personally known to me to be the same person whose name subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 26th day of Nov 19 85

Bert Rod Schreiber
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1.6
SECTION 4-102 ESTATE TRANSFER ACT
11/26/85 John B. La Flamme
DATE BUYER SELLER OR REPRESENTATIVE
-85-327639
REVENUE STAMPS
11/26/85 John B. La Flamme
DATE REPRESENTATIVE

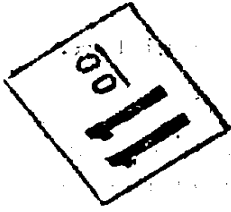
PARKWAY BANK AND TRUST COMPANY
HARLEM AT LAWRENCE AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 282

4123 N. Ashland Avenue
Chicago, IL 60613

For information only insert street address of above described property

enar UNOFFICIAL COPY

85327639



Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.00
T#1111 TRAN 3928 12/17/85 15:15:00
#459 # A *-85-327639

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