

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

86511389

Form 17648 Bankforms, Inc.

The above space for recorder's use only

S1120781 PKC

THIS INDENTURE WITNESSETH, That the Grantor (s) Jewell Lenz, Ind. Administrator of the estate of Carl F. Patla, deceased, letters of office issued October 15, 1985 by Circuit Court of Cook County, Case No. 8617865 Docket 928 Page 449 by Power & Authority granted by the laws of the State of Illinois Cook and State of Illinois for and in consideration of Nineteen Thousand (\$19,000.00) 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 2nd day of October 19 86, known as Trust Number 7984, the following described real estate in the County of Cook

and State of Illinois, to-wit: Lot 27 in Block 2 in the Grand Avenue Heights Subdivision in the East 1/2 of the East 1/2 of the Northeast 1/4 of Section 31, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PTI #13-31-209-013 98.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 of part thereof, and to resubdivide said property as often as desired, 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 dedicate, to mortgage, pledge or otherwise use in any manner 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 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 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 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 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, 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, it being the intent of the parties thereto that such conveyance, lease or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement, 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 of 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 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 and releases any and all right of 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 doresaid has hereunto set her hand and seal this 29th day of October 19 86

Jewell Lenz, Jewell Lenz, Independent Administrator of the Estate of Carl F. Patla, deceased

THIS INSTRUMENT WAS PREPARED BY: Melvin Brandt 3425 N Southport Chicago Ill.

Notary Public section with name Melvin A. Brandt and details of the instrument, including date 29th day of Oct. 19 86.

REVENUE STAMPS

86511389

Document Number

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

For information only insert street address of above described property 2219 N. Nagle Chicago, IL

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 \$11.25
T#0002 TRAN 0432 10/31/86 11:10:00
#8392 + D *--36-511769
COOK COUNTY RECORDER

86 511969

