

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

86052195

Form 17648 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) GENE L. KUTCHINSKI and GAIL S. KUTCHINSKI, his wife

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) 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 21st day of January 19 86, known as Trust Number 7609, the following described real estate in the County of Cook

and State of Illinois, to-wit:  
PERMANENT INDEX 12-16-411-007/008  
Lot 17 and the North 5 feet of Lot 18 in Block 2 in Schiller Park, a Subdivision of that part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of Irving Park Boulevard and West of Wisconsin Central Railroad and that part of Section 15, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts, 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, 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 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 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 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 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, 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.

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 to register 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 waive and release 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 S aforesaid ha ve hereunto set their hand S and seal S this 21st day of January 19 86

Gene L. Kutchinski Gail S. Kutchinski  
GENE L. KUTCHINSKI GAIL S. KUTCHINSKI

THIS INSTRUMENT WAS PREPARED BY: B. H. SCHREIBER  
1530 NORTH HARLEM AVENUE  
HARWOOD HEIGHTS, IL 60656

State of Ill )  
Cook ) SS  
County of \_\_\_\_\_ )  
1. the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that GENE L. KUTCHINSKI and GAIL S. KUTCHINSKI, his wife are personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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 21st day of January 19 86

[Signature]  
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5 SECTION 4, REAL ESTATE TRANSFER TAX ACT.  
12/1/86  
[Signature]  
DATE

REVENUE STAMPS

86052195  
Document Number

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

4133 Prairie Ave.,  
Schiller Park, Illinois 60176  
For information only insert street address of above described property

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[Faint, mostly illegible text from a document, possibly a deed or contract, is visible through the paper.]

Property of Cook County Clerk's Office

11/02

BYE  
86052195  
2004 FEB 05 14:08:00

DEPT-01 RECORDING  
T#1111 TRAN B204 02/05/86 14:08:00  
#2567 #A \* 86-052195

2004 FEB 05 14:08:00

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