

WARRANTY DEED IN TRUST

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COOK COUNTY, ILLINOIS

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The above space for recorder's use only

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THIS INDENTURE WITNESSETH, That the Grantor MICHAEL R. SPARKS, successor in interest to Nathan Lipschultz by virtue of a Memorandum of Agreement recorded on February 13, 1976 as Document No. 23388737 and by virtue of the Quit Claim Deed recorded on March 15, 1981 as Document No. 2580419 of the County of COOK and State of ILLINOIS for and in consideration of (\$10.00) TEN AND NO/100ths ----- Dollars, and other good and valuable considerations in hand paid: Conveys and warrants unto PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 1st day of April 1978 known as Trust Number 4838, the following described real estate in the County of COOK and State of Illinois, to-wit:

13.00

SEE ATTACHED LEGAL DESCRIPTION RIDER

Property of C

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 or subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof, and to redivide said property as often as he or she may see fit, 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 life 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 or for a term, to reversion, to lease 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 consent 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 doing 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, to convey or assign any right, title or interest in or about or pertaining to said premises or any part thereof, and to deal with said property and every part thereof in its own right 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 one or more times hereafter.

It is covenanted that 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 instrument, and 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, and that such instrument or other instrument was executed in accordance with the trusts, conditions and limitations 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 that 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, rents 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 in said real estate as such, but only an interest in the earnings, rents 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 notified 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 or benefits 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, Michael R. Sparks hereunto set his hand and seal this 14th day of Sept 1987

(Seal) (Seal) (Seal)

GRANTEE'S ADDRESS: 4777 North Harlem Avenue, Harwood Heights, Illinois 60656

State of ILLINOIS County of COOK I, JEROME F. CROTTY a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael R. Sparks

personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that

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 29th day of Sept 1987

Jerome F. Crotty
Notary Public

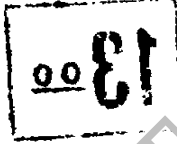
This space for affixing Riders and Revenue Stamps
Exempt under provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act.
Jerome F. Crotty
Notary Public or Representative
9-14-87
Date

87539634

PARKWAY BANK & TRUST COMPANY
4777 N. HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 476

9422-9424 Kelvin Lane
Schiller Park, Illinois
Permanent Index No. 12-10-312-014-0000
For information only, insert street address of above described property

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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION RIDER

LOT 14 (EXCEPT THE SOUTH 67 FEET THEREOF) IN KELVIN PARK, A
SUBDIVISION IN THE NORTH SECTION OF ROBINSON RESERVE IN TOWNSHIP 40
NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS, SUBJECT TO EASEMENTS FOR INGRESS, EGRESS, PUBLIC UTILITIES
AND PARKING AS SHOWN ON THE PLAT OF KELVIN PARK SUBDIVISION RECORDED
SEPTEMBER 13, 1983 AS DOCUMENT NUMBER 18912739 AND AS SET FORTH IN
THE DECLARATION OF EASEMENTS BY JOHN PARRISH ENTERPRISES, INC., AN
ILLINOIS CORPORATION, DATED OCTOBER 3, 1983 AND RECORDED OCTOBER 4,
1983 AS DOCUMENT NUMBER 18933044, WHICH ARE INCORPORATED HEREIN BY
THIS REFERENCE THERETO, GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS
AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED
THE EASEMENTS CREATED BY THE AFORESAID PLAT AND DECLARATION FOR THE
BENEFITS OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED.
GRANTOR HEREBY RESERVES TO ITSELF, ITS TENANTS, MORTGAGEES AND ITS
AND THEIR SUCCESSORS AND ASSIGNS AS EASEMENTS APPURTENANT TO THE
PREMISES HEREBY CONVEYED, THE EASEMENTS CREATED BY SAID PLAT OF
SUBDIVISION AND DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE
PARCELS OF REALTY THEREIN DESCRIBED, GRANTOR HEREBY FURTHER RESERVING
TO ITSELF, ITS TENANTS, MORTGAGEES AND ITS AND THEIR SUCCESSORS AND
ASSIGNS AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN
SAID PLAT OF SUBDIVISION AND DECLARATION, THE EASEMENTS THEREBY
CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID
PLAT OF SUBDIVISION AND DECLARATION, AND THIS CONVEYANCE IS SUBJECT
TO SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID
EASEMENTS IN THE CONVEYANCES OF SAID REMAINING PARCELS OR ANY OF

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THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS SET FORTH IN SAID PLAT OF SUBDIVISION AND DECLARATION AS COVENANTS RUNNING WITH THE LAND AND HEREBY FURTHER RESERVING TO GRANTOR, ITS TENANTS, MORTGAGEES AND ITS AND THEIR SUCCESSORS AND ASSIGNS FOR THE BENEFIT OF THE SOUTH 67.00 FEET OF SAID LOT 14 AS EASEMENTS APPURTENT TO THE PREMISES HEREBY CONVEYED, THE PERPETUAL AND EXCLUSIVE BASEMENT AND RIGHT TO PARK MOTOR VEHICLES ON THE WEST 14.75 FEET (MEASURED ON THE NORTH AND SOUTH LINES) OF THE NORTH 45 FEET (MEASURED ON THE EAST AND WEST LINES) OF SAID LOT 14 IN SAID KELVIN PARK AND ON THE EAST 14.75 FEET OF THE WEST 29.5 FEET (MEASURED ON THE NORTH AND SOUTH LINES) OF THE NORTH 45 FEET (MEASURED ON THE EAST AND WEST LINES) OF SAID LOT 14 IN SAID KELVIN PARK, A SUBDIVISION AS AFORESAID.

12-10-312-014 EFO

9422-24 KELVIN LANE
SCHILLER PARK, ILL.

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