

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

The above space for recorder's use only

Form 17648 Bankforms, Inc.

THIS INDENTURE WITNESSETH, That the Grantor (s) PRAVINCHANDRA SHAH AND PURNIMA SHAH, his wife,

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 21st day of August 19 87, known as Trust Number 8467, the following described real estate in the County of

and State of Illinois, to-wit: Parcel 1: That part of Lot 1 which lies W. of a line drawn perpendicular to the N. line of said Lot 1 at a point 28.0 feet E. of the N.W. corner of said lot, also Lot 2 (except the W. 50.0 feet thereof, as measured on the N. & S. line of said lot, and except the S. 63.00 feet thereof measured on the E. & W. lines thereof) in the resubdivision of Bruno's Resubdivision of the W. 200.0 feet of the E. 300.0 feet of the S. 174.00 feet (except the S. 50.0 feet thereof) of Lot 1 in the resubdivision of Lots 3, 4, 5 and 6 in Henry Jacques Subdivision of the S. 1/2 of the S.W. 1/4 of Section 12, Township 40 North, Range 12 E. of the Third Principal Meridian, in Cook County, IL. Parcel 2: Easements for ingress & egress for the benefit of Parcel 1 as set forth in declaration of covenants & easements & as shown on plat attached thereto dated Aug. 20, 1962 recorded Aug. 30, 1962 as Document #18577852 created by deed from Russo Home Bldrs., incorporated to Donald P. Blanche and Heidi Burgardt dated May 17, 1963 and recorded July 19, 1963 as Doc. # 18858268, 11-198

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 in Cook County, Illinois. Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate any portion of 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, to lease 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 execute or extend leases upon any terms and for any period or periods of time and to amend or change any such leases and the terms and provisions thereof at any time or times hereafter, to consent to make, lease and to grant options to lease and options to purchase the whole or any part of the premises and to contract in respect to the manner of fixing the amount of present or future rentals, to partition or to change said property or any part thereof for general or personal purposes, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or 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 other moneys received or to be received on said premises or to be obliged to see that the terms of this trust have been complied with or to be obliged to inquire into the necessity of expenditures of any kind and said trustee shall be deemed to have complied with 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 or to be deemed to have complied with the terms of said trust agreement claiming under any such instrument, and the trustee shall be deemed to have complied with the terms of said trust agreement and to have executed the same in full force and effect, it that such compliance or other instrument was executed in accordance with the trust conditions and the trustee shall not be liable for any breach of said trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder, it 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 in 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 regard made and provided.

And the said grantor S hereby expressly waive S and release S any and all right or benefit under and by virtue of and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution of otherwise.

In Witness Whereof the grantor S aforesaid have ve hereunto set their hands S this 21st day of August 19 87

PRAVINCHANDRA SHAH
PURNIMA SHAH

THIS INSTRUMENT WAS PREPARED BY: B. H. SCHREIBER
NOTARY PUBLIC, HARWOOD HEIGHTS, ILL. 60656

State of Illinois the undersigned Notary Public in and for said County in
County of Du Page the state aforesaid do hereby certify that PRAVINCHANDRA SHAH and PURNIMA SHAH, his wife,

personally known to me to be the same person S whose name B 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 August 19 87

[Signature]
Notary Public

NOTARIAL SEAL
PODUNK, ILLINOIS
Notary Public, State of Illinois
My Commission Expires 6-30-89

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5
SECTION 4, REAL ESTATE TRANSFER TAX ACT.
6-3-87
DATE
INDICA SELLER OR REPRESENTATIVE

REVENUE STAMPS
60253545

DEPT-01
780003
\$1013.40
COOK COUNTY RECORDER
\$12.00
SPAN 0316 10/08/87 14:13:00
548703

GRANTEE & MAIL DEED TO:
PARKWAY BANK AND TRUST COMPANY
HARLEM AT LAWRENCE AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 282

TAX MAILING TO REMAIN THE SAME
7916 W. Lawrence Avenue, Unit J
Norridge, IL 60656
For information only insert street address of above described property

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