

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

87559350

Form 1764B Bankforms, Inc.

The above space for recorder's use only

87855ca

THIS INDENTURE WITNESSETH, That the Grantor (s) Ted Ozga and Dorothy Ozga,
his wife, as joint tenants,

of the County of Cook and State of Illinois for and in consideration
of Ten 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 18th day of August 19 87, known as Trust Number
8459, the following described real estate in the County of Cook
and State of Illinois, to-wit:

Lot 566 in Ivy Hill Subdivision Unit Number 11 being a
subdivision of part of the South 1/2 of the North West 1/4 of
Section 16, Township 42 North, Range 11 East of the Third
Principal Meridian in the Village of Arlington Heights in Cook
County, Illinois.

✓ COMMONLY KNOWN AS: 1417 E. Crabtree Dr.
Arlington Heights, IL 60004
✓ P.I.N.: 03-16-14-030, Volume 232

DEPT-01 RECORDING
741444 TRAM 0769
#5790 # 12
COOK COUNTY, ILL.

\$12.00
15-19-00
9756

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 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 presents 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 or vary 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, to purchase 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 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 such conveyance, lease or other instrument, so 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, so that such conveyance 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, so that said trustee was duly authorized at the time of the execution and delivery of 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 the earnings, assets 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 a 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, S hereby expressly waive and release 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 S aforesaid have ve hereunto set their hand S and S this 9th day of October 19 87

Ted Ozga
Ted Ozga
Dorothy Ozga
Dorothy Ozga

THIS INSTRUMENT WAS PREPARED BY: Gregory J. Solberg
1642 Colonial Parkway
Inverness, IL 60067
(312) 705-9099

State of Illinois } ss the undersigned a Notary Public in and for said County in
County of Cook } the state aforesaid, do hereby certify that Ted Ozga and Dorothy Ozga, his wife,
as joint tenants,
are personally known to me to be the same person s whose names are 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 9th day of October 19 87

Gregory J. Solberg
Notary Public
12/10/87

12.00

REVENUE STAMPS

87559350

Document Number

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

For information only insert street address of
above described property

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 1 1998

COOK COUNTY
REAL ESTATE TRANSFER TAX
RECEIVED
JAN 1 1998
\$ 3.75

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