

UNOFFICIAL COPY

87661363

WARRANTY DEED IN TRUST

ADDRESS OF GRANTEE:  
50 NORTH BROCKWAY  
PALATINE, ILLINOIS 60067

1987 DEC 16 AM 10:39

Form 2

87661363

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor WALTER J. PROKSA, married to Mary Ann Proksa,

of the County of Lake and State of Illinois for and in consideration of \*\*\*TEN and No/00\*\*\*\* (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto PALATINE NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 30th day of November 1987, known as Trust Number 5253, the following described real estate in the County of Cook and State of Illinois, to-wit:

legally described on Exhibit A attached hereto and made a part hereof

P.I.N. 12-21-311-018-0000 and 12-21-311-022-0000

THIS IS NOT HOMESTEAD PROPERTY

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 or 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 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 lease 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 premises and to contract respecting the manner of leasing the amount of present or future rental, partition or to exchange said property, or any part thereof, for other real or personal property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about or extension 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 should 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 the 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, (b) 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, (c) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder, (d) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (e) 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 to said real estate as such, but only an interest in the earnings, rents and proceeds thereof as aforesaid.

If the title in 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 or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 10th day of November, 1987.

Walter Proksa (Seal)  
Walter J. Proksa (Seal)  
AKA: Walter J. Proksa (Seal)

State of Ill. I, Anthony J. Diasio, Notary Public in and for said County, in the state aforesaid, do hereby certify that Walter Proksa, married to Mary Ann Proksa, THIS IS NOT HOMESTEAD PROPERTY. Walter Proksa AKA Walter J. Proksa

This instrument prepared by Julie M. Yamaya DeLoes & Fiske 72 W. Adams St., Ste. 1500 Chicago, Illinois 60603 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 he signed, sealed and delivered the said instrument at his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL" ANTHONY J. DIASIO Notary Public, State of Illinois My Commission Expires 11/24/90

10th day of Dec 1987 Anthony J. Diasio Notary Public

7144087 + 7100962 D-3

12.00

Vertical text on the right margin, possibly a signature or date.

87661363

BOX 196 PALATINE NATIONAL BANK 50 North Brockway Palatine, Illinois 60067

10160 Franklin Ave. Franklin Park, IL 60131

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Property of Cook County Clerk's Office

Parcel 1 -- Lots 6 to 13 inclusive in Block 50 in Third Addition to Franklin Park, a subdivision in the South West Quarter, the West half of the South East Quarter of Section 21, Township 40 North, Range 12, East of the Third Principal Meridian, and in the West Half of the North East Quarter of Section 28, Township 40 North, Range 12, East of the Third Principal Meridian.

Parcel 2 -- The East half of that part of Dora Street lying Northerly of a line extended from the South Westerly corner of Block 50 to the South Easterly corner of Block 49 in Third Addition to Franklin Park, aforesaid (said line being also the Northerly line of Franklin Avenue) and Southerly of the North line of the South Half of vacated alley lying Northerly of Lots 6 to 13 in Block 50, aforesaid.

Parcel 3 -- The South Half of vacated alley lying Northerly of and adjoining Lots 6 to 13 in Block 50, in aforesaid subdivision of Cook County, Illinois.

Parcel 4

THE SOUTHERLY 36 FEET (MEASURED AT RIGHT ANGLES) OF LOT "S" LYING WEST OF THE EAST LINE OF LOT 6, EXTENDED NORTH, IN BLOCK 50 IN THE THIRD ADDITION TO FRANKLIN PARK, ALSO THAT PART OF THE EAST 1/2 OF VACATED DORA STREET WHICH LIES NORTH OF THE NORTHWESTWARDLY EXTENSION OF THE SOUTH LINE OF THE NORTH 1/2 OF VACATED ALLEY LYING SOUTHERLY OF AND ADJOINING LOT "S" AFORESAID, AND WHICH LIES SOUTH OF A LINE DRAWN PARALLEL WITH AND 36.00 FEET (MEASURED AT RIGHT ANGLE) NORTHEASTERLY OF SAID NORTHWESTWARDLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT "S" ALL IN THE SOUTH WEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 5 -- The North Half of vacated alley lying Southerly of and adjoining Parcel 4 aforesaid in Cook County, Illinois.

Address of Property: 10160 Franklin, Franklin Park, Illinois

PIN: 12-21-311-022-0000  
12-21-311-018-0000

FAO  
LOT 6 to 13 = PARCEL-1,2,3  
PARCEL-4

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