

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

BOX 100

88008421

Form 17648 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) MILAN LETICA and MARLIJA LETICA, his Wife of the County of Cook and State of Illinois for and in consideration of Ten and No/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 10th day of November 1987, known as Trust Number 8571, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 97.25 feet of the North 794.85 of the East 158 (except the East 33 feet dedicated in streets) of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

PIN: 13-14-111-042 Property Address: 4654 N. Lawndale, Chicago, Illinois

88008421

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, profit and subdivide said premises or any part thereof, to include streets, highways or alleys, and to execute any such division of part thereof, and to subdivide 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 of 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 make or execute 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, the contract to make leases and to grant options to lease and options to purchase, to sell and options to buy, to have the whole or the part of the premises and to contract respecting the manner of having the annual or periodic 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, by right, title or interest in or absent of a payment application, the said premises or any part thereof, to the said said property and every part thereof in any other way and for whatever consideration that would be lawful for any person, taking the same together with the covenants, conditions and obligations therein and in the ways also specified at any time or times hereafter.

In no case shall the party dealing with said trustee in relation to said premises, or to whole or part premises of 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 prohibited to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage or any of their instruments executed by said trustee in relation to said premises shall be conclusively deemed to have been properly and lawfully executed, and every deed, trust deed, mortgage or any of their instruments executed by said trustee in relation to said premises shall be conclusively deemed to have been properly and lawfully executed, and every deed, trust deed, lease, mortgage or other instrument and all of the covenants and obligations made in or upon a successor or successors in trust that such successor or successors in trust have to properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of any, any of 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, assets 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 in the earnings, assets and proceeds thereof as aforesaid.

If the title to any of the above lands is now or heretofore 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 that behalf made and provided.

And the said grantor hereby expressly waives and releases 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 or otherwise.

In Witness Whereof the grantor, do hereby set their hand and seal on this 16th day of November 1987.

Milan Letica MILAN LETICA
Marija Letica MARIJA LETICA

THIS INSTRUMENT WAS PREPARED BY: IGNAZ KRATZ, 29 S. LaSalle, Chicago, Illinois

State of Illinois the undersigned a Notary Public in and for said County, in the State aforesaid do hereby certify that MILAN LETICA and MARIJA LETICA, his wife

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 16th day of November 1987.

Ignaz Kratz Notary Public

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

TAX DEDUCTION TO REMAIN SAME For information only, and if street address of above described property

12/15/87/994982

11/17/87 Ignaz Kratz

Ignaz Kratz

11/17/87

REVENUE STAMPS

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Property of Cook County Clerk's Office

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#6668 # ID \*--351-008421  
COOK COUNTY RECORDER

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