

UNOFFICIAL COPY

WARRANTY DEED (IN TRUST)

881360014

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Form 1764B Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) JUAN S. SERRANO, AND GLADYS C. SERRANO, HIS WIFE of the County of COOK and State of ILLINOIS for and in consideration of TEN (\$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 28th day of October 19 86, known as Trust Number 8029, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 13 in Block 2 in Keeney's Highland Addition to Austin being a subdivision of the North Half of the North West Quarter of (the Northwest Quarter of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tax# 16-04-102-013

Subject to conditions and restrictions of record and current taxes.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises of any part thereof, to dedicate, park, streets, highways or alleys and to execute 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 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 lease, to mortgage, pledge or otherwise encumber said property of 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 definite 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 purchase, and to purchase the whole or any part of the reversion and to contract regarding the manner of fixing the amount of present or future rentals, to partition of to exchange said premises of any part thereof, for other real or personal property, to grant payments of charges of any kind, to release, convey or assign the right, title or interest in or about or easement appurtenant, to said premises of 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 do 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 any 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 lawfully due, attached 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 provided 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, so that at the time of the delivery thereof the usual covenants created by this indenture, and by said trust agreement, as in full force and effect, and 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 thereto, and binding upon all beneficiaries thereunder, so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that the conveyance 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 any, by 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, as ails 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 the title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, as ails 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 on 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 this regard made and provided.

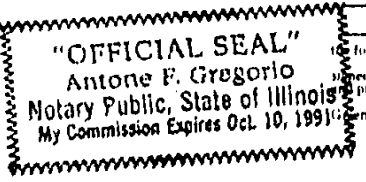
And the said grantor(s) hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution of otherwise.

In Witness Whereof the grantor(s) JUAN S. SERRANO AND GLADYS C. SERRANO stored by VC Notary Public on 30th day of March 19 88.

Juan S. Serrano Glady C. Serrano
JUAN S. SERRANO GLADYS C. SERRANO

THIS INSTRUMENT WAS PREPARED BY: ANTONE F. GREGORIO
134 N. LaSalle, Suite 1200
Chicago, IL 60602

State of ILLINOIS)
County of COOK)
I, ANTONE F. GREGORIO a Notary Public in and for said County in the state aforesaid, do hereby certify that JUAN S. SERRANO /AND GLADYS C. SERRANO, HIS WIFE



personally known to me to be the same person S whose name S subscribed to foregoing instrument, appeared before me this day in person and acknowledged that he, she, 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 to homestead. Given under my hand and notarial seal this 30 day of March 19 88

Antone F. Gregorio
Notary Public

property address:
1537 N. Linder
Chicago, Illinois

MAIL TO:
PARKWAY BANK AND TRUST COMPANY
HARLEM AT LAWRENCE AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 295 212

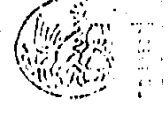


Information only insert street address of above described property

881360014

RECORDED
INDEXED
MAR 10 1988
COOK COUNTY RECORDS

STATE OF ILLINOIS
NOTARY PUBLIC



951031
810 70113
1988

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
390.00
REVENUE 488-488
PR 1001

001206
