

WARRANTY DEED IN TRUST

88282443

Form 17648 Bankforms, Inc.

The above space for recorder's use only

Exempt under Provisions of Paragraph E, Section 200.1-2B6 or under Provisions of Paragraph Section 200.14B of the Chicago Transaction Tax Ordinance.

Date: 6-27-88
Buyer, Seller or Representative: William M. Marutzky

THIS INDENTURE WITNESSETH, That the Grantor (s) HELEN M. MARUTZKY,
Divorced and not since remarried
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 said property 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 27th day of May 1988, known as Trust Number 8857, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT TWENTY FOUR (24) IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 18 IN THE EAST HALF (E 1/2) OF THE SOUTH WEST QUARTER (SW 1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N. 13-28-302-034-0000

DEPT-01 RECORDING
T#1111 TRAN 7439 06/27/88 15:25:00
#8793 # A * 88-282443
COOK COUNTY RECORDER

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 may be required 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 use, transfer, lease, sell, convey, or otherwise dispose of any part thereof from time to time, in possession or reversion, by lease in 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 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said premises 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 easement 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, together 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 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 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 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, 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 this behalf 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 20th day of June 1988

HELEN M. MARUTZKY
HELEN M. MARUTZKY

THIS INSTRUMENT WAS PREPARED BY: William M. Harrison, 29 South LaSalle Street, Suite 325, Chicago, Illinois 60603

State of Illinois } ss. I, James C. Soulides, a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Helen M. Marutzky, Divorced and not since remarried

personally known to me to be the same person whose name she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that

she sealed and delivered the said instrument as her 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 20th day of June 1988

Notary Public
My Commission Expires Mar 31, 1991

James C. Soulides
Notary Public

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Date: 6-27-88
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PARKWAY BANK AND TRUST COMPANY
HARLEM AT LAWRENCE AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 475

5324 West Parker
Chicago, Illinois 60639

For information only insert street address of above described property

UNOFFICIAL COPY

Property of Cook County Clerk's Office

882824A3



Return to:
William F. Manolyky
29 S. LaSalle St. 325
Chicago, IL 60603