

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor Peter A. Palivos  
of the County of Cook and State of Illinois, for and in consideration of the sum  
of Ten and 00/100 Dollars,  
(10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly  
acknowledged, Convey and Warrant unto Gladstone-Norwood Trust & Savings Bank, an Illinois bank-  
ing corporation of Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee  
under the provisions of a certain Trust Agreement, dated the 30 day of June, 1988 and known as Trust Number  
1269, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lots 13 and 14 in Block 27 in Ravenswood Gardens, a Subdivision of  
that part of the West 1/2 of the Northeast 1/4 and the East 1/2 of  
the Northwest 1/4 of Section 13, Township 40 North, Range 13 East  
of the Third Principal Meridian lying Northeast of the Sanitary  
District right of way (except the right of way of the Northwestern  
Elevated railroad) in Cook County, Illinois

Commonly known as: 2731-33 W. Lawrence, Chicago, IL 60625  
Permanent Tax No.: 13-13-200-011

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or  
times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to  
vacate any subdivision or part thereof, and to subdivide said real estate as often as desired, to contract to sell, to grant option to pur-  
chase, to sell on any terms, convey or assign with or without consideration, to convey said real estate 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 real estate, or any part thereof, to lease said real estate,  
or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the 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 198 years, and to renew or extend  
lease upon any terms and for any period or periods of time, to amend, change or modify leases and the terms and provisions thereof  
at any time or times hereafter, to contract in any time or times hereafter to lease and options to renew leases and options to pur-  
chase the whole or any part of the reversion and to contract in any time or times hereafter in the manner of fixing the amount of present or future rentals, to  
partition or to exchange said real estate, or any part thereof, or to sell or convey or otherwise dispose of said real estate or any part thereof,  
and to deal with said real estate and every part thereof in all other ways and for such other considerations as 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, or any successor in trust, in relation to said real estate, or to whom said real estate  
or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that the  
terms of the trust have been complied with, or be obliged to inquire into the validity, 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, or any successor in trust, 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, (a) that at the time of the delivery  
thereof the trust created by this Deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instru-  
ment was executed in accordance with the terms, conditions and limitations contained therein and in said Trust Agreement or in all  
amendments thereto, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly  
authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the con-  
veyance 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 the Trustee or successor in trust.

This conveyance is made upon the express understanding and condition that the Grantee, whether individually or as Trustee, nor its  
successor or successors in trust shall incur any personal liability or be subjected to any claim, demand or decree for anything if or they  
or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust  
Agreement or any amendment thereto, or for injury in person or property happening in or about said real estate, any and all such liability  
being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in con-  
nection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-  
in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust  
and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness  
except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and dis-  
charge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date  
of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to  
vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 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 S. aforesaid have hereunto set their hands and seals this 13  
day of July, 1988

(Seal) Peter A. Palivos (Seal)  
(Seal)

STATE OF Illinois  
COUNTY OF Cook

I, Jeanne Deary, a Notary Public in and for said County, in the State  
aforesaid, do hereby certify that Peter A. Palivos  
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared be-  
fore me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and volun-  
tary 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 22nd day of July, 1988

Commission expires 5-20 1992

OFFICIAL SEAL  
Jeanne Deary  
Notary Public, State of Illinois  
My Commission Expires May 20, 1992  
ADDRESS OF PROPERTY  
2731-33 W. LAWRENCE

Document Prepared By:  
Paul A. Kolpak  
4758 N. Milwaukee  
Chicago, IL 60630



Chicago, IL 60625  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO  
\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

88360413

DOCUMENT NUMBER

# UNOFFICIAL COPY



RETURN TO:

**GLADSTONE-NORWOOD TRUST & SAVINGS BANK**  
181 NORTH CENTRAL AVENUE  
CHICAGO ILLINOIS 60610  
TELEPHONE 711048

TRUST NO. \_\_\_\_\_

## DEED IN TRUST

(WARRANTY DEED)

TO

**GLADSTONE-NORWOOD TRUST & SAVINGS BANK**

Chicago, Illinois

TRUSTEE

-88-360413

88360413

Property of Cook County Clerk's Office

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
AUG-98  
116958  
116958  
REVENUE  
AUG-98  
116958  
00-00-00-11687.50

DEPT-01 \$12.25  
TR#4444 TRAN 1487 09/10/88 09:56:00  
#255 # D \* -88-360413  
COOK COUNTY RECORDER

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
AUG-98  
11250  
002316

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
AUG-98  
11250  
PB. 10686  
026838  
COOK COUNTY RECORDER

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
AUG-98  
11250  
PB. 10686

12/1/88