

UNOFFICIAL COPY 88391682

WARRANTY DEED IN TRUST

299000

Form 17648 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) ALEXANDER A. ROINA and ELIZABETH H. ROINA, 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 s 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 26th day of May 19 88, known as Trust Number 8850, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 4 in Block 4 in L. E. Crandell's Lawrence Avenue Subdivision being a subdivision of the North half of the North East Quarter of the North East Quarter of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN NO. 13-17-208-035-0000

-88-391682

SUBJECT TO: Conditions, Restrictions and Covenants of record; zoning ordinances; 1987-88 real estate taxes and subsequent years.

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, to vacate any subdivision in part thereof, and to re-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 or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the life estate powers and authorities vested in said trustee, to donate, 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 on 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 grant to make leases and to grant options to lease 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, in 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 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 moneys, 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 necessities or expediencies of any act of said trustee, or be obliged to provide or 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 in full evidence in favor of every person relying upon it, claiming under any such conveyance, lease or other instrument, so that at the time of the delivery thereof, this 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 such case made and provided.

And the said grantor hereby expressly waive and release 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 S, aforesaid, do hereby certify that the day of JUNE 19 88, hand S, and seal S

Alexander A. Roina, Elizabeth H. Roina

THIS INSTRUMENT WAS PREPARED BY:

Mary A. Long, 1000 Skokie Blvd., Wilmette, IL 60091

State of Illinois } undersigned a Notary Public in and for said County in Cook } the state aforesaid, do hereby certify that ALEXANDER A. ROINA AND ELIZABETH H. ROINA, his wife

personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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 27th day of June 19 88

"OFFICIAL SEAL" MARY A. LONG Notary Public, State of Illinois My Commission Expires 7/14/88

Mary A. Long Notary Public

\$12.00

MAIL

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 525.00

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX 35.00

COOK COUNTY REAL ESTATE TRANSACTION TAX 35.00

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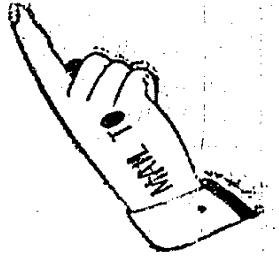
PARKWAY BANK AND TRUST COMPANY HARLEM AT LAWRENCE AVENUE HARWOOD HEIGHTS, ILLINOIS 60656 BOX 282

4708 N. Central Ave., Chicago, IL 60630

For information only insert street address of above described property

UNOFFICIAL COPY

*Anthony Cuda
7185 W. Grand Ave.
Chicago, IL 60635*



Property of Cook County Clerk's Office

88391682

DEPT-01

\$12.25

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COOK COUNTY RECORDER

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