

WARRANT DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

UNOFFICIAL COPY

90584938

COCK  
CO. NO. 016

0 9 8 3 8



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
9 3 0 0

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
DEC-3-90  
4 6 5 0

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
RIDERS OR REVENUE STAMPS HERE

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
REVENUE DEC-3-90  
6 9 7 5 0

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS

Brian F. Szymczak and Jane H. Szymczak  
(formerly Jane H. Rozdilsky), his wife,

of the City of Chicago County of Cook  
State of Illinois for and in consideration of

ten and no/100-----DOLLARS.  
& other good & valuable consideration paid.

CONVEY and WARRANT to PARKWAY BANK & TRUST  
COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED  
NOVEMBER 19, 1990 AND KNOWN AS TRUST NUMBER 9867

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the  
State of Illinois, to wit:

LOT 7 (EXCEPT THE EAST 20 FEET THEREOF) AND ALL  
OF LOT 8 IN BLOCK 11 IN JAMES H. CAMPBELL ADDITION  
TO CHICAGO IN THE NORTH WEST 1/4 (EXCEPT THE EAST  
50 FEET) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE  
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

Subject to easements, covenants, and restrictions of  
record and general taxes for the years 1990 and thereafter.

NOTE: SEE OVER FOR TRUST POWERS

13.00

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of  
Illinois.

Permanent Real Estate Index Number(s): 19-14-109-000-0000

Address(es) of Real Estate: 3819 W. 56th St., Chgo., IL 60629

DATED this 29th day of November 1990

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
Brian F. Szymczak (SEAL) Jane H. Szymczak a/k/a (SEAL)  
Jane H. Rozdilsky (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that  
Brian F. Szymczak and Jane H. Szymczak (formerly  
Jane H. Rozdilsky), his wife,  
personally known to me to be the same persons whose names are subscribed  
to the foregoing instrument, appeared before me this day in person, and acknowl-  
edged 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.

"OFFICIAL SEAL"  
MARY NIEGO-McNAMARA  
Notary Public, State of Illinois  
My Commission Expires: MAR 26, 1992

Given under my hand and official seal, this 29th day of November 1990

Commission expires Jan. 26, 1992 Mary Niego-McNamara  
NOTARY PUBLIC

This instrument was prepared by Mary Niego-McNamara, 6441 S. Tripp Ave.,  
Chgo., IL 60629 (NAME AND ADDRESS)

MAIL TO: WALDENAR KRANCZYK (Name)  
3819 W. 56TH ST. (Address)  
CHICAGO, ILL. 60629 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: WALDENAR KRANCZYK (Name)  
3819 W. 56TH ST. (Address)  
CHICAGO, ILL. 60629 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

90584938

1992  
7989-87-81  
6758507

# UNOFFICIAL COPY

Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

**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 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 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 lease in perpetuity or for years, 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 consent to make leases and to grant options to lease and to renew leases and options to purchase the whole or any part of the reversion and in contract respecting the manner of fixing the amount of present or future 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 any right, title or interest in or about or incidental appurtenance 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, mortgaged, 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 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 indenture and by said trust agreement was in full force and effect, (b) 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, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance in 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 in any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the records of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitation", or words of similar import, in accordance with the statute in such case made and provided.

Property

Clerk's Office

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