

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor(s), NIKOLAUS KREILING AND MARIA KREILING, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, do(es) hereby CONVEY and WARRANT unto PARKWAY BANK AND TRUST COMPANY, 4800 North Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois corporation, as Trustee under the provisions of a trust agreement dated the 9th day of June, 1992, and known as trust number 10347, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

93888313

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DEPT-01 RECORDINGS \$25.50
T:7777 TRAN 0362 11/03/93 14:14:00
#9514 # *-93-888313
COOK COUNTY RECORDER

SEE ATTACHED LEGAL

93888313

Mail To: Integrity Title
25th E. Dempster
Suite 110
Als Platts - IL 60016

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 leases to commence in present or in 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 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 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 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 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 predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under to 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 cases 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 have hereunto set their hands and seals this 15th day of October 1993

Nikolaus Kreiling
NIKOLAUS KREILING

Maria Kreiling
MARIA KREILING

TO: 

FRAN FILKO, married to FRANZ FILKO, for release of Homestead rights.
This instrument was prepared by: Richard M. Toth, 8837 Major, Morton Grove, Illinois 60053.

Mail To:

SEND SUBSEQUENT TAX BILLS TO:

KENNETH M. ZAK
4758 MILWAUKEE AV.
CHICAGO, ILL. 60620

LOUISE COSMANO
3606 LAWSON RD.
GLENVIEW, ILL. 60025

25th

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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
NOKOLAUS KREILING, MARIA KREILING AND EVA FILKO

_____ who are
personally known to me to be the same person _____ whose names are 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 15th day
of October 1993

Richard M. Toth
Notary Public



Property of Cook County Clerk's Office

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UNOFFICIAL COPY

ALL OF LOT NINETEEN (19) THE SOUTH 12.26 FEET OF LOT TWENTY (AS MEASURED ALONG THE WEST LINE OF LOT TWENTY (20) IN A. J. SCHMID'S FOREST VIEW SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE CENTER LINE OF MILWAUKEE AVENUE, AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF BILLY CALDWELL'S RESERVE EXTENDED IN A STRAIGHT LINE TO THE WEST LINE OF SAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 31, AFORESAID, IN COOK COUNTY, ILLINOIS.

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Subject to: covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1993 and subsequent years.

PIN: 10-31-409-057

ADDRESS: 6549 N. NATOMA, CHICAGO, ILLINOIS

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 3 '93
992825
88.00
59

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP OCT 1993
No. 11422
125.25
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
NOV 3 '93
1390.50