

WARRANTY DEED IN TRUST

93011215

Form 17648 Bankforms, Inc.

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THIS INDENTURE WITNESSETH, That the Grantor(s) Joseph Valenti, Debra Grimaldi and Nancy Valenti, a widower

of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand, paid, Convey and warrant 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 22nd day of August 1992, known as Trust Number 10407, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 6 and 7 in Block 21 in Chicago Land Investment Company's Sub-division in North East Quarter of Section 33, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

93011215

P.I.N. 13-33-226-021

A/K/A 2044 N. Laverne, Chicago, Illinois 60641

THIS PROPERTY IS NOT HOMESTEAD PROPERTY TO JOSEPH VALENTI OR DEBRA GRIMALDI

TO HAVE AND TO HOLD the land premises with the appurtenances upon the trust 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 execute, manage, grant and surrender said premises or any part thereof, to dedicate parks, streets, highways, alleys, and to vacate any subdivisions or part thereof, and to resubdivide said property as often as required, to contract to sell, to grant options to purchase, to sell on his 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 to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to receive or accept leases upon any terms and for any period or periods of time, and to amend, to change or modify leases and the terms and provisions thereof at the time or times hereafter, to contract to make loans and to grant options to lease and options to purchase or to purchase the whole or any part, in fee or for term, of the premises and to receive or accept, in the manner of making the subject of present or future rentals, to participate in exchange said property or any part thereof for other real or personal property, in grant, assignment or charges of any kind, to receive money or other things in full or in part, in or about the execution of any part thereof, and to sell 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, or any part thereof, 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 which said trustee or any part thereof shall be relieved, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the appointment of the purchase money, that he or she or his or her agent or attorney-in-fact, 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 valid and enforceable in favor of every person relying upon or trusting under any such deed, mortgage, lease, or other instrument, as that at the time of the execution thereof the trust agreement and the said trust agreement was in full force and effect, so that such compliance or other instrument was executed in accordance with the trust agreement and the said trust agreement, and the said trust agreement or in some amendments thereof and binding upon all beneficiaries thereunder, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 as 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, rents 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, rents and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered in the Register of Deeds in Cook County, Illinois, the Register of Deeds is hereby directed not to register or file in the certificate of title or duplicate thereof or memorial the deeds in trust or upon conditions or with limitations or words of similar import in accordance with the statute in such regard made and provided.

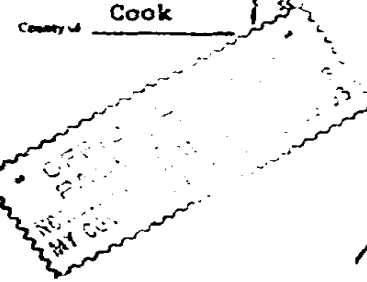
And the said grantor, S, hereby expressly waives, S, and releases, S, any and all right or benefit under and by virtue of, and all statutes of the State of Illinois, providing for the exemption of beneficiaries from tax on execution of wills.

In Witness Whereof, the grantor, S, executed by VE herewith and their hand S, on the 22nd day of August, 1992.

X Nancy Valenti Nancy Valenti X Deborah Grimaldi Debra Grimaldi X Joseph Valenti Joseph Valenti

THIS INSTRUMENT WAS PREPARED BY: Paul J. Maggio, Esq. 7824 W. Belmont Ave. Chicago, Illinois 60634

State of Illinois the undersigned a Notary Public in and for said County, in Cook County of the state aforesaid, do hereby certify that Nancy Valenti, Joseph Valenti and Debra Grimaldi Are 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 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 22nd day of August 1992



X Paul J. Maggio Notary Public

REVENUE STAMPS

Document Number

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

See For information only - not street address of above described property

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

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