

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

93126151

Form 17548 Bankforms, Inc.

The above space for recording, use only

THIS INDENTURE WITNESSETH, That the Grantor (X) BOHEMIAN HOME FOR THE AGED, a Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois.

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 this 7th day of March 19 88, known as Trust Number 93126151, the following described real estate in the County of COOK

of Illinois, to-wit: The East 10 feet of Lot 34 and all of Lot 35 in Block 2 in William A. Bond and Company's Subdivision of the West half (1/2) of the South West quarter (1/4) of the South East quarter (1/4) (except railroad) of Section 22, Town 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Covenants and conditions of record; public, private and utility easements and roads, if any; special assessments for improvements not yet completed; general taxes for 1992 and subsequent years; zoning laws and ordinances; building, building line restrictions.

ADDRESS: 4323 W. Henderson, Chicago, IL 60641
PIN: 13-22-425-013

TO HAVE AND TO HOLD the said 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 improve, manage, protect and subdivide said premises of any part thereof (to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to redivide said property as otherwise provided, 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 of 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, 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 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 purchase 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 by charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises of 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 do, 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 otherwise 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, so 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, 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 instrument thereof and binding upon all beneficiaries thereunder, or 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 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 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 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 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 this behalf made and provided.

And the said grantor hereby expressly waives S and releases S 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 or execution or otherwise.

In Witness Whereof, the grantor BOHEMIAN HOME FOR THE AGED hereunto set 4th day of February 19 93 hand and seal

BOHEMIAN HOME FOR THE AGED by Wendell P. Monyak
WENDELL P. MONYAK, Vice President
attest Joseph M. Dvorak, III
JOSEPH M. DVORAK, III, Secretary

THIS INSTRUMENT WAS PREPARED BY: Marvin G. Lanzel
112 North La Grange Rd.
La Grange, Illinois 60525

State of ILLINOIS)
County of COOK) SS I, _____ a Notary Public in and for said County, in the state aforesaid, do hereby certify that _____

SEE REVERSE SIDE FOR NOTARY
The foregoing instrument appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as _____ 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 _____ day of _____ 19 _____

Notary Public _____ S

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

For information only insert street address of above described property

REVENUE STAMPS
RE 2/11/93

93126151

2500
R

UNOFFICIAL COPY

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that WENDELL P. MONYAK personally known to me to be the Vice President of the

BOHEMIAN HOME FOR THE AGED

corporation, and JOSEPH M. DVORAK, III personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL SEAL
HERE

Given under my hand and official seal, this 4th day of February 19 93

Commission expires March 8 19 95 Barbara Angsten
NOTARY PUBLIC

This instrument was prepared by MARVIN G. LANZEL, 112 N. La Grange Rd. La Grange, Ill.
(NAME AND ADDRESS) 60525

OFFICIAL SEAL
BARBARA ANGSTEN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR. 8, 1995

~~Handwritten signature~~

Property of Cook County Clerk's Office

COOK COUNTY RECORDER

#5405 # *--93-126151

TRAN 1081 02/17/93 04:16:00

DEPT-61 RECORDING

93126151

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

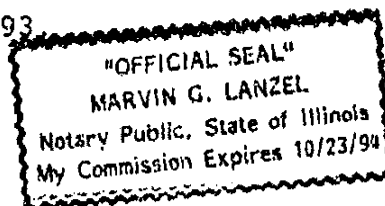
Dated 2/11, 1993

Signature *[Handwritten Signature]*

Grantor or Agent

Subscribed and sworn to before me this 11 day of February, 1993.

[Handwritten Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

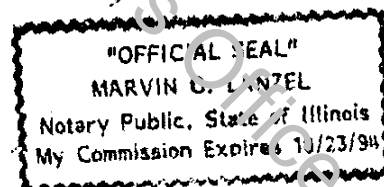
Dated 2/11, 1993

Signature *[Handwritten Signature]*

Grantee or Agent

Subscribed and sworn to before me this 11 day of February, 1993.

[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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