

# UNOFFICIAL COPY

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## WARRANTY DEED IN TRUST

93173779

DEPT-01 RECORDING

\$23.50

T44444 TRAN 5456 03/08/93 16:07:00

Form 17648 Bankforms, Inc.

The above space for recording is used for:

9351-2-93-173779

COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH, That the Grantor (s) JOHN GIANNINI (A MARRIED MAN)

of the County of COOK and State of ILLINOIS for and in consideration of TEN AND NO/100 Dollars, and other good and

valuable considerations in hand, paid, Convey and warrant e 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 FEBRUARY 19 93, known as Trust Number 10483, the following described real estate in the County of COOK and State of Illinois, to-wit:

**UNIT F, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN INTERNATIONAL COMMONS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED FEBRUARY 16, 1993 AS DOCUMENT NUMBER 93118481, IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

P.I.N. 07-33-303-008 VOL. 187 (UNDERLYING)

*This is not homestead property*

TO HAVE AND TO HOLD the said premises with the appurtenances upon the building 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 to 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 or 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, for leases 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 reserve 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 the whole or any part of the premises and to contract respecting the manner of fixing the amount or present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant assignments or changes of any kind, to release, convey or assign any right, title or interest in or about or assessment 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 of any part of said premises, or of any part of the terms of said trust agreement, and every deed, lease, mortgage, lease or other instrument executed by said trustee in relation to said premises shall be void in favor of every person relying upon its effect, in that such conveyance, lease or other instrument was executed in accordance with the trust conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, in 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 in any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note the recalculation 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 title in such case, as to said proceeds.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any laws all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the Grantor, John Giannini signed by John Giannini hereunto set HIS hand and seal this 22 day of FEB 19 93

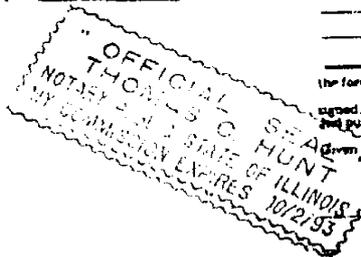
JOHN GIANNINI

93173779

THIS INSTRUMENT WAS PREPARED BY: **KUPISCH & HUNT, LTD.**  
201 N. CHURCH RD., BENSENVILLE, IL. 60106

State of ILLINOIS } ss. I, Thomas C. Hunt a Notary Public in and for said County, in  
County of DUPAGE } the state aforesaid, do hereby certify that JOHN GIANNINI (A MARRIED MAN)

is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead given under the hand and official seal this 22 day of FEB 19 93



Notary Public

VILLAGE OF SCHLAUMBURG  
OFFICE OF THE CLERK  
ESTATE TRANSFER TAX  
DATE 3/1/93  
97732

REVENUE STAMPS

FIRST AMERICAN TITLE INSURANCE # C 59022 1003

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

1900 WRIGHT BLVD. UNIT F  
SCHLAUMBURG, ILL. 60193

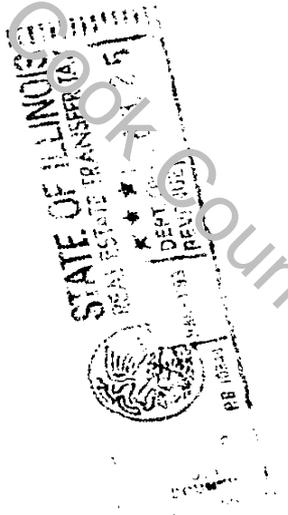
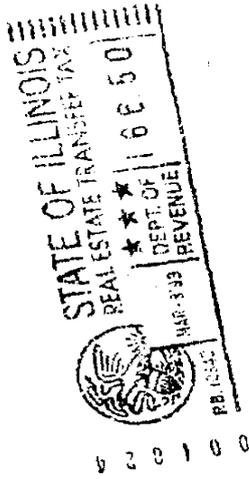
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FILED