

UNOFFICIAL COPY

2004

93173782

WARRANTY DEED IN TRUST

Form 17648 Bankforms, Inc.

The above space for recorder's use only

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 S 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 10482, the following described real estate in the County of COOK and State of Illinois, to-wit:

UNIT G, 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)

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, operate and subdivide said premises or any part thereof into separate parts, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as he or she may desire, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey and premises or any part thereof to a purchaser or to grant to such purchaser or successors in trust all 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 continue 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 make 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 make and 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 using the amount of present or future rental, 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 right, title or interest in or about or estate or appurtenances 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 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, transferred 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 liable, or be 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, as if at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, for that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations set forth in this indenture and in said trust agreement, or in some amendment thereof and binding upon all beneficiaries hereunder, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and all of the covenants made in a trust or will or in a trust agreement, and that such necessary or successor trustee have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of his, her 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, profits 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, profits and proceeds thereof as aforesaid.

If the title in any of the above lands is now or hereafter registered, the Registrar of Titles in benefits directed not to register or note in his office any 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 that behalf provided.

And the said grantor hereby expressly waives, releases 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 S hereunto set his hand and seal this 28 day of February 19 93

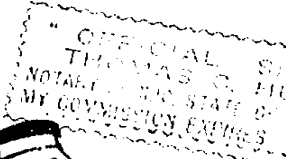
JOHN GIANNINI

93173782

THIS INSTRUMENT WAS PREPARED BY:

KUPISCH & HUNT, LTD. 201 N. CHURCH RD., BENSENVILLE, IL. 60106 ATTORNEYS' AT LAW

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



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 my hand and notarial seal this 27 day of February 19 93

Notary Public

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

**1900 WRIGHT BLVD. UNIT G
SCHLAUBURG, IL. 60193**
For information only, street address, of above described property.

FIRST AMERICAN TITLE INSURANCE # C59025 1083

27730
VILLAGE OF SCHLAUBURG
DEPT. OF CLERK OF CIRCUIT COURT
AND ADMINISTRATIVE SERVICES
DATE 3-4-93
AMT. PAID 0

REVENUE STAMPS

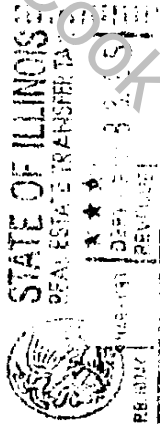
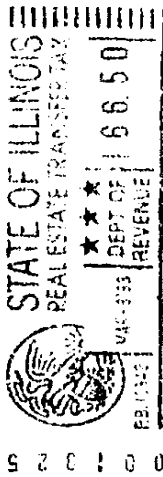
2384

UNOFFICIAL COPY

COOK COUNTY

Property of Cook County Clerk's Office

. DEPT-01 RECORDING \$23.50
. T#4444 TRAN 5456 03/08/93 16:08:00
. #9354 # *-93-173782
. COOK COUNTY RECORDER



93173782