

# UNOFFICIAL COPY

9-11-96 332

## WARRANTY DEED IN TRUST

### 94196832

Form 17648 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) Theresa Szymanski, a widow  
and not since remarried

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 unto PARKWAY BANK  
AND TRUST COMPANY, Harlem at Lawrence Avenue, Harwood Heights, Illinois 60666, an Illinois  
banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement  
dated the 12th day of February 19 94, known as Trust Number  
9963, the following described real estate in the County of Cook  
and State of Illinois to-wit:

**Lot 26 in Block 6,  
in Fredrickson and Company's 1st Addition to Norridge Manor, being  
a subdivision of the West half of the North East quarter of the  
North West quarter and North half of the South East quarter of the  
North West quarter (except the East 10 feet thereof) of Section 13,  
Township 40 North, Range 12, East of the Third Principal Meridian,  
in Cook County, Illinois**

PIN 12-13-123-020

TO HAVE AND TO HOLD the said premises with the appurtenances upon the premises 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 he or she may see fit, and to grant to such trustee or successors in trust all of the title, estate, powers and authorities vested in said trustee to donate, to mortgage, pledge or otherwise encumber and 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 term, 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 renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of fixing the amount of present or future rentals, to partition of real estate and 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, or part thereof, and to deal with said property and every part thereof in all other ways and for all other considerations as it would be entitled to do for any person owning the same in deed 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 monies hereunder received 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 specified in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, so 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 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 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 case made, and provided

And the said grantor hereby expressly waives B and releases B 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 in execution or otherwise her

In Witness Whereof the grantor Theresa Szymanski do hereby set her hand and seal on the 12th day of February 19 94

Theresa Szymanski  
Theresa Szymanski

THIS INSTRUMENT WAS PREPARED BY: Berthold Schreiber  
7601 W. Montrose  
Norridge, IL 60634

State of Ill. undersigned \_\_\_\_\_ a Notary Public in and for said County in  
County of Cook the state aforesaid do hereby certify that Theresa Szymanski, a widow

"OFFICIAL SEAL"  
Berthold H. Schreiber  
Notary Public, State of Illinois  
My Commission Expires 12/31/95  
personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to  
appeared before me this day in person and acknowledged that  
delivered the said instrument as her free and voluntary act for the use  
and to the effect set forth, including the release and waiver of the right of homestead  
and notarial seal this 12th day of Feb. 19 94  
Berthold H. Schreiber  
Notary Public

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

4540 N. Ottawa, Norridge, IL

For information only insert street address of above described property

REVENUE STAMPS  
COUNT UNDER PROVISIONS OF SECTION 9-1. THESE STAMPS ARE NOT VALID UNLESS THEY ARE PREVIOUSLY REGISTERED.

Theresa Szymanski  
DATE 2/12/94  
BUYER, SELLER OR REPRESENTATIVE

25 00  
2K

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Property of Cook County Clerk's Office

DEPT-01  
TRAN 5648 03/02/94 11:38:00 \$25.00  
LF \*-94-196832  
COOK COUNTY RECORDER

94196832

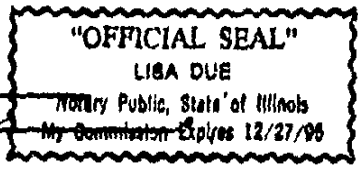
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STATEMENT BY GRANTOR AND GRANTEE

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 2/12, 1994 Signature: B. J. Schuber  
Grantor or Agent

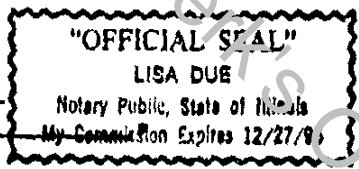
SUBSCRIBED and SWORN to before me by the said H. E. Schreiber this 21<sup>st</sup> day of February 1994  
Notary Public Lisa Due



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 2/12, 1994 Signature: B. J. Schuber  
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said H. E. Schreiber this 28<sup>th</sup> day of February 1994  
Notary Public Lisa Due



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.

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