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190820

WARRANTY DEED IN TRUST

94255948

Form 175-48 Bank Forms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) GEORGE J. ZIEGENHORN and MARGARET ZIEGENHORN, H/W and NICHOLAS MATTIO and ROSE MATTIO, H/W

of the County of COOK and State of ILLINOIS for and in consideration of TEN and 00/100 (\$10.00) 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 60658, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 16 day of November 19 89, known as Trust Number 9490, the following described real estate in the County of COOK

and State of Illinois, to-wit:

LOT 14 in Block 1 in Burham's Addition to Norwood Park, a Subdivision of part of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 2228 Talcott Road Chicago, Illinois 60631

\$23.50

140013 TRAN 1253 03/21/94 15:12:00

P. I. N. 12-01-404-052

#2485 # CT # 194 255946

COOK COUNTY RECORDER

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, control and subdivide said premises or any part thereof, to dedicate paths, streets, highways, alleys and to execute any subdivision or part thereof, and to regulate said property as often as deemed to contract to sell in 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 and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee to devote, to dedicate, to mortgage, pledge or otherwise, in or to said property, or any part thereof, to grant 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 term 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, in 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 reversion and to contract to support the manner of fixing the amount of present or future rentals, to partition, to exchange said property, or any part thereof, for other real or personal property, in grant easements or changes of any kind to release, convey or assign any right, title or interest, or part of or payment 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 holding 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 lent, and to be charged in said premises, or to 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 sufficient evidence in favor of every person relying upon or claiming under any such mortgage, lease or other instrument, that at the time of the delivery thereof the trustee acted in good faith and in accordance with the terms of said trust agreement, and that such conveyance or other instrument was executed in accordance with the trust conditions and limitations contained in this instrument 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 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 or predecessors 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, dividends 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, assets 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 limitation, or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor is hereby expressly waived is and release is any and all right or benefits under and by virtue of, and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution of otherwise.

In Witness Whereof the grantor is stated to be VE hereunto set their hand is and seal is this 17th day of January 1994

Nicholas Mattio
NICHOLAS MATTIO

Rose Mattio
ROSE MATTIO

George J. Ziegenhorn
GEORGE J. ZIEGENHORN

Margaret Ziegenhorn
MARGARET ZIEGENHORN

THIS INSTRUMENT WAS PREPARED BY: RICHARD W. MICHAL
5477 N. Milwaukee Avenue
Chicago, Illinois 60630

State of ILLINOIS)
County of COOK)
I, RICHARD W. MICHAL, a Notary Public in and for said County in the state aforesaid, do hereby certify that GEORGE J. ZIEGENHORN and MARGARET ZIEGENHORN, H/W and NICHOLAS MATTIO and ROSE MATTIO, H/W NFO personally known to me to be the same persons is whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, read and delivered the said instrument at their free and voluntary will for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

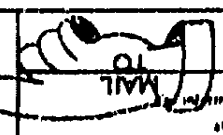
"OFFICIAL SEAL"
RICHARD W. MICHAL
Notary Public, State of Illinois
My Commission Expires 8-9-95

Given under my hand and notarial seal this 17th day of January 1994
Richard W. Michal
Notary Public

REVENUE STAMPS

94255945

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



23.50
PD

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

81750

REV. MAR 1984

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX

014720
REAL ESTATE TRANSACTION TAX
Cook County
REVENUE
STAMP
PAID
54.50

94255945

Property of Cook County Clerk's Office