

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

### 94378534

1-1020

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) ROSE M. CAROSEL, a widow,  
not since re-married,

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 10th day of February 1994, known as Trust Number 10755, the following described real estate in the County of Cook and the State of Illinois, to-wit:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF.

P. I. N. 09-14-402-045-0000

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, 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 redivide said property as often as required by contract to sell, to grant options to purchase, to sell in 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 mortgage, pledge or otherwise encumber, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by 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 demise the term of 100 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 to purchase the whole or any part of the reversion and to contract respecting the manner of doing the amount of present or future rentals, 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 assign any right, title or interest in or about or easement 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 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 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 obliged 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, (a) that at the time of the delivery thereof the trust created by the instrument and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in the indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust, has 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, made 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 so such, but only an interest in the earnings, rents 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 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 in execution or otherwise.

In Witness Whereof, the grantor Rose M. Carosel do hereby certify that she herunto set her hand and seal this 10th day of February, 1994.

*Rose M. Carosel*  
Rose M. Carosel

94378534

THIS INSTRUMENT WAS PREPARED BY: Brian G. Due, Attorney  
7601 W. Montrose Ave.  
Norridge, IL. 60634

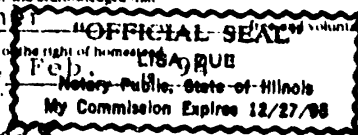
State Of Illinois }  
County Of Cook } SS

I, the undersigned a Notary Public in and for said County, in the state aforesaid do hereby certify that Rose M. Carosel, a widow, not since re-married,

is personally known to me to be the same person whose name she subscribed to the foregoing instrument, appeared before me the day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 10th day of Feb.

*Brian G. Due*  
Notary Public



11-19-94  
VILLAGE OF NILES  
REAL ESTATE DEPARTMENT  
8304 PARK AVE  
1808 EXCHANGING  
\$25.50  
TRAN 11-3 04/27/94 09:48:00  
94-378534  
COUNTY RECORDER

REVENUE STAMPS

Exempt under Real Estate Transfer Tax Act Sec. 4  
& Cook County Ord. 98104. Per. *E. J. Due*  
Pat *E. J. Due*  
Date 4/18/94 *Sig. E. J. Due*

94378534

**PARKWAY BANK AND TRUST COMPANY**  
4800 North Harlem Avenue  
Harwood Heights, Illinois 60656  
Box 282

8304 W. Park Ave., Niles, IL. 60648

For information only insert street address of above described property

*J. S. O.*

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Property of Cook County Clerk's Office

RECORDS COUNTY RECORDER

41293 4 111 8-24-378534

145555 TRAN 7163 04/22/94 09:49:00

425.50 R DEPT-01 RECORDING

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# UNOFFICIAL COPY

LEGAL DESCRIPTION: Commonly known as: 8304 W. Park Ave.  
Niles, IL 60648

Lot Twenty Six (26) (except the East 48.0 feet thereof as measured on the North and South lines of said Lot) the East 40.0 feet of Lot Twenty Seven (27), as measured on the North and South lines of said Lot in Block One (1) in Peter's Milwaukee Avenue Heights, a Subdivision of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Fourteen (14), Town Forty One (41) North, Range Twelve (12), lying West of Milwaukee Avenue, also the North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Fourteen (14), Town Forty One (41) North, Range Twelve (12) East of the Third Principal Meridian, excepting therefrom, a tract described as follows: Commencing at a point on the center line of Milwaukee Avenue, Two Hundred Three (203) feet Southeasterly of the intersection of the center line of Milwaukee Avenue and the North line of said Southeast Quarter ( $\frac{1}{4}$ ); thence Southwesterly at right angles to the center line of Milwaukee Avenue One Hundred Fifty (150) feet; thence Southeasterly parallel to the center line of Milwaukee Avenue Two Hundred Seventy Five (275) feet; thence Northeasterly One Hundred Fifty (150) feet of the center line of Milwaukee Avenue; thence Northwesterly along the center line of Milwaukee Avenue Two Hundred Seventy Five (275) feet, to the place of beginning in Cook County, Illinois. \*\*\*\*\*

OK

nic

P.I.N. 09-14-402-045-0000

CLERK'S OFFICE OF COOK COUNTY

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Property of Cook County Clerk's Office

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## STATEMENT BY GRANOR AND GRANTEE

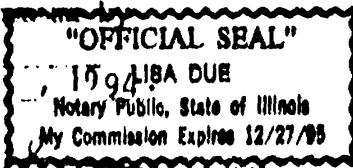
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: Feb. 10, 1994

Signature: *Lisa Due*

Grantor or Agent

Subscribed and sworn to before  
the said BRIAN G. DUE  
this 10 day of February



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 title to real estate in Illinois, a partnership authorized to do business and acquire title to real estate in Illinois, or other entity recognized to do business or acquire title to real estate under the laws of the State of Illinois.

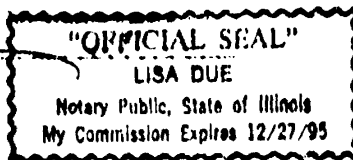
DATED: Feb. 10, 1994

Signature: *Lisa Due*

Grantee or Agent

Subscribed and sworn to before me by  
the said BRIAN G. DUE  
this 10 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 a Class A misdemeanor for subsequent offenses.

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