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WARRANTY DEED IN TRUST

95114877

Form 1764B Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) **Estelle Stephens, as Custodian**
for **Donald E. Stephens, III, and Christopher Stephens**

of the County of **Cook** and State of **Illinois** for and in consideration
of **Ten and no/100ths (\$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 60656**, an Illinois
banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement
dated the **25th** day of **January** 19 **95**, known as Trust Number
10998, the following described real estate in the County of **Cook**
and State of Illinois, to-wit:

**LOT 33 (EXCEPT THE SOUTH 154.30 FEET THEREOF) IN FREDERICK H. BARTON TRACT, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE
HIGGINS ROAD FARMS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, AND PART OF THE EAST
HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 12, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PERMANENT INDEX NUMBER: **12-02-104-029**

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, mortgage, protect and subdivide said premises or any part thereof, to dedicate, alley, streets, highways or alleys and
to vacate any subdivision or part thereof, and to resubdivide said premises as may be required to carry out or to carry out in whole or in part any of the trusts herein set forth, 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 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 commence on 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 99 years, and to renew or extend or lease 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 to persons to lease and options to purchase and to purchase, to purchase the whole or any part of the reversion and to contract respecting
the manner of using the amount of present or future rentals, to partition or to change said premises, or any part thereof, to other real or personal property, to grant easements or charges of
any kind, to release, convey or assign any right, title, interest or other advantage appurtenant to said premises, or any part thereof, and to deal with said premises and every part thereof
in all other ways and for all other considerations as may be lawful and as may be required for the carrying out of the trusts, 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 respect to said premises, or any part thereof, be prejudiced by any part thereof that is intended, contracted to be sold, leased or
mortgaged by said trustee, be obliged to see to the application of any purchase money received by said trustee, or of any part of said proceeds, nor be obliged to see that the terms of this trust
have been complied with or be obliged to inquire into the necessity of payment of any part of said trust, or be obliged or presumed 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 execution of this trust shall be valid and enforceable in favor of every person relying upon or
claiming under any such instrument, except to the extent that at the time of the delivery thereof the grantor or grantors, the trustee and the said trust agreement was in full force and
effect. It shall not be necessary for any party dealing with the trustee, or his or his successor, to inquire into the contents of this indenture and in said trust agreement or in some
amendment thereof and binding upon all beneficiaries thereunder, so that said trustee may duly authorize and empower 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 subject to the earnings, assets 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 a title or interest, legal or equitable, in or to said
real estate, 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 a 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 this behalf 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 on execution or otherwise

In Witness Whereof the grantor Estelle Stephens hereunto set his hand and seal
this 25 day of January 19 95

Estelle Stephens
Estelle Stephens

THIS INSTRUMENT WAS PREPARED BY: **Storino, Ramello & Durkin**
9501 W. Devon, Suite 800
Rosemont, IL 60018

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 ESTELLE STEPHENS AS CUSTODIAN
of DONALD E. STEPHENS, III AND CHRISTOPHER
STEPHENS

OFFICIAL SEAL
MIRANDA J MEADE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JAN. 28, 1999

signed sealed and delivered the said instrument as free and voluntary act for the uses
and purposes therein set forth including the release and waiver of the right of homestead
by me under my hand and notarial seal this 26th day of January 19 95

Miranda J. Meade
Notary Public

DEPT-01 RECORDING
T80000 TRAN 0891 02/17/95 15:11:00 \$25.00
1915 & C.J. * - 95 - 114877
COOK COUNTY RECORDER

REVENUE STAMPS
I hereby declare that the attached Deed represents the transaction
exempt under provisions of Paragraph B, Section 4 of the Real Estate
Transfer Tax Act.

M. Stephens

FIRST AMERICAN TITLE INSURANCE # C88016 Rg 7 A

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

18013 ROSEMONT AVE. ROSEMONT, IL

For information only insert street address of
above described property

25 00
EA

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Property of Cook County Clerk's Office

630-321-5151

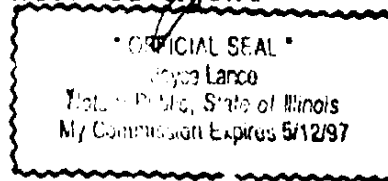
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STATEMENT BY GRANTOR AND GRANTEE

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 1/24, 1995 Signature: Dustin M. Fitzgibbon
Grantor or Agent

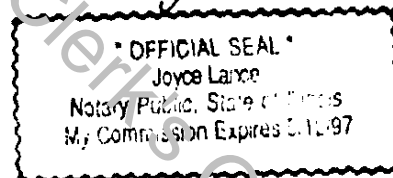
Subscribed and sworn to before me by the said AFFIRANT this 24TH day of JAN., 1995.
Notary Public Joyce Lance



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 1/24, 1995 Signature: Dustin M. Fitzgibbon
Grantee or Agent

Subscribed and sworn to before me by the said AFFIRANT this 24TH day of JAN., 1995.
Notary Public Joyce Lance



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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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7-89-2359