

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Form 17648 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) Louis R. Hilfer, (married to Astrid H. Hilfer) and Virginia Hilfer Krutek (married to Jack Krutek), as Tenants in Common

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 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 31st day of July 19 87, known as Trust Number 8436, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 6 and Lot 7 in Block 12 in Grand Avenue Estates, being a Subdivision of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian (except Railroad Right of Way), according to Plat filed in the Registrar's Office as Doc. No. 41516.

Subject to: General Taxes for 1986 and subsequent years; covenants, conditions and restrictions of record private, public and utility easements; party wall rights and agreements; roads and highways.

Permanent Tax Nos. 13-32-104-000-13-32-104-005-107-6

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 resubdivide said property as often as desired, to contract to sell, to 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 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 in presents 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 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said premises, or any part thereof, for other real or personal property, to grant easements and 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 deal 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 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 premises 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 this indenture 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 this 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 that 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 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 S hereby expressly waive and release 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 aforesaid has ve hereunto set their hand and seal this Aug 23rd day of August 19 87

Louis R. Hilfer
Astrid H. Hilfer
Virginia Hilfer Krutek
Jack Krutek

THIS INSTRUMENT WAS PREPARED BY:
Steven Rubin, esq.
1 GBC Plaza
Northbrook, IL 60062

State of Illinois)
County of Cook) ss ANILMA SARACEO a Notary Public in and for said County, in the state aforesaid, do hereby certify that Louis R. Hilfer, Astrid H. Hilfer, MARRIED TO EACH OTHER Virginia Hilfer Krutek and Jack Krutek MARRIED TO EACH OTHER

personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as their 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 25 day of August 19 87

Notary Public

ANILMA SARACEO

6149 W. Fullerton
Chicago, IL 60639

For information only insert street address of above described property

PARKWAY BANK AND TRUST COMPANY
HARLEM AT LAWRENCE AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 475

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
69.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
00069
DPT. OF REVENUE AUG 27 87
3646789

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Property of Cook County Clerk's Office

1153432
13646789

3646789

Agg of Crimes
Address 3646789

SEARCHED INDEXED
SERIALIZED FILED
AUG 27 1987
REC'D - CRIMINAL DIVISION
CLERK OF COURT

DEFENDANT NAME

DEFENDANT ADDRESS

Sanchez

STEVEN RUBIN

1 CBC Plaza

Northbrook, IL 60062

COOK CO. NO. 016
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