

WARRANTY DEED IN TRUST

Form T-3

The above space for recorder's use only

6179 WK

THIS INDENTURE WITNESSETH, That the Grantor Henryk Rzepka & Maria Rzepka, his wife,

of the County of Cook and State of Illinois for and in consideration of Ten (10) Dollars, and other good and valuable considerations in hand paid: Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 20th. day of August 19 87, the following described real estate in the County of Cook and State of Illinois, to-wit:

All of LOT THREE ----- (3)
The North 12 1/2 feet of LOT FOUR ----- (4)

In Block No. (2), in William A. Bond and Company's Subdivision of the West Half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) (except railroad), of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian.

Permanent Index No.: 13-22-425-026 All GEORGE
Property Address: 3318 N. Kildare Chicago, Illinois 60641

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 defend the said premises of 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, 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 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 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 to grant to such successors or successors in trust the whole or any part of the reversion and to contract regarding the manner of fixing 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 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 may 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 real estate shall be conclusive evidence in favor of every person relying upon it, 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 contained 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 co-tenant hereunder and of all persons claiming under them or any of them shall be only in the earnings, assets and proceeds arising from the sale of other real estate as such, 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 register or 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 on execution of otherwise.

In Witness Whereof the grantor hereby signed and sealed this 22nd day of AUGUST 1987

Henryk Rzepka (Seal) Maria Rzepka (Seal)

PREPARED BY WALTER A. ROMAN 3045 N. MILWAUKEE, CHICAGO

GRANTEE'S ADDRESS: 4777 North Harlem Avenue, Harwood Heights, Illinois 60656

State of Illinois County of Cook Barbara Czarkowski a Notary Public in and for said county in the state aforesaid do hereby certify that Henryk Rzepka & Maria Rzepka, his wife,

personally known to me to be the same person whose name is 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 25th day of AUGUST 1987

Barbara Czarkowski Notary Public

PARKWAY BANK AND TRUST COMPANY MA-ITU: BOX 475 FORM 18487 BANK FORMS

3318 N. Kildare, Chgo, Ill. 60641

For information only insert street address of above described property

3645012

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

1  
1378744  
DUPLICATE  
3646012

3646012

AUG 28 11 12 AM '04

Age of Grantee \_\_\_\_\_  
Address \_\_\_\_\_  
Husband \_\_\_\_\_  
Wife \_\_\_\_\_  
Submitted by *[Signature]*  
Address *[Signature]*  
Deliver New certificate to \_\_\_\_\_  
Remainder to \_\_\_\_\_  
Sig. Card 3646012

GREATER ILLINOIS  
TITLE COMPANY  
BOX 116  
# GE-179