

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

3672716

Form 17648 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) John R. Todd and Margaret L. Todd, his wife

of the County of DuPage 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, 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 3rd day of September 19 87, known as Trust Number 8481, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot one(1) Lot two(2)..... In Block One(1), In Henry Dirks' Subdivision of the South Half(1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian.

Permanent Index Number: 16-04-111-019-0000 COO All UN

Commonly known as 5401-5409 W. LeMoyné, Chicago, Illinois

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 may be required, 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 in 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 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, not exceeding in the case of any single demise the term of 100 years hereafter, to contract to make leases and to grant options to lease and options to renew, to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract 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 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 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 hereunder, (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 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 in 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 file 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 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 aforesaid has hereunto set their hand and seal this 3rd day of September 1987. John R. Todd, Margaret L. Todd

THIS INSTRUMENT WAS PREPARED BY:

Notary Public section including name of Notary Public (IRIS E. JONES), state (ILLINOIS), county (COOK), and commission expiration date (JAN. 4, 1989).

Vertical text on the right side: Exempt under Real Estate Transfer Tax Act Sec. 4 Par. 1 & Cook County Ord. 55104 Per. 12/5/87 Sign. Date

REVENUE STAMPS 3672716

PARKWAY BANK AND TRUST COMPANY HARLEM AT LAWRENCE AVENUE HARWOOD HEIGHTS, ILLINOIS 60656 BOX 475 35-001-41581-9

For information only insert street address of above described property

UNOFFICIAL COPY

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IN DUPLICATE
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1987 DEC 28 PM 12:39

HARRY (BUS) YOURELL
REGISTRAR OF TITLES

[Handwritten Signature]

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Property of Cook County Clerk's Office

Shore State Bank
704 S. Laramie
Chicago, IL 60605

COOK COUNTY CLERK'S OFFICE
110 N. LAUREL ST. CHICAGO, ILL. 60602
TELEPHONE 312-742-3100

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