

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

3957448

COOK C.D. NO. 016

Form 17648 Bankforms, Inc.

The above space for recorder's use only

9 2 5 1 5

Max Danaschel 7d9565

THIS INDENTURE WITNESSETH, That the Grantor (s) George N. Novak and Sue. M. Novak his wife

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars 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 4th day of April 19 91, known as Trust Number 9981, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 19 IN BLOCK 5 IN GEORGE GAUNTLETT'S FOREST DRIVE SUBDIVISION IN THE WEST 1/2 OF THE FRACTIONAL SOUTH EAST 1/4 OF THE INDIAN BOUNDARY LINE OF FRACTIONAL SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12-23-411-007

3431 NORTH PLAINFIELD 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 redivide said property as often as 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 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 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, to purchase 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 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 on said premises, or be obliged or privileged to inquire into any of the terms of said 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, as 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 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 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 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 cases 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 S aforesaid ha VE hereunto set their hand S and seal S this 11th day of April 19 91

George Leo Novak  
George Leo Novak  
Sue M. Novak  
Sue M. Novak

THIS INSTRUMENT WAS PREPARED BY: Law Offices of Scott E. Stassen 5772 Higgins, Chicago, Illinois 60630

State of Illinois )  
Cook ) SS  
County of Cook )  
I, Scott Stassen Notary Public in and for said County, in the state aforesaid, do hereby certify that George L. Novak and Sue M. Novak his wife

are 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

" OFFICIAL SEAL Scott E. Stassen signed 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 under my hand and notarial seal this 11th day of April 19 91  
MY COMMISSION EXPIRES 3/9/93  
Scott E. Stassen  
Notary Public



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
APR 12 1991  
REVENUE  
65.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
STAMP APR 12 1991  
REVENUE  
32.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE APR 12 1991  
REVENUE  
487.50

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

3431 N. Plainfield Chicago, Illinois

For information only insert street address of above described property

UNOFFICIAL COPY

Property of Cook County Clerk's Office

1991 APR 17 PM 2 53  
CAROL HOSELEY BRAUN  
REGISTRAR OF TITLES

3957448

3957448

Age  
Address

Signature

996780  
IN DUPLICATE

CHICAGO TITLE INS  
# 72-95-63