

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

21 936 336

COOK
CO. NO. 016
0 7 3 2 7 3
PH 10588

F 230 2-70

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors Eugene G. Martin & Lucy A. Martin, His wife

of the County of Cook and State of Illinois for and in consideration of Ten ** Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the PIONEER TRUST & SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 4th day of May 1972, known as Trust Number 18146, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 12 1/2 feet of the East 150 Feet of Lot 6 and the North 25 feet of the East 150 feet of Lot 7 in Block 3 in Hulbert's Subdivision of the West 1/2 of Lot 2 in subdivision of Section 18, Township 23 North, Range 13 E of the 3rd PM (except the West 1/2 of the Southwest 1/4 thereof) in Cook County, Ill.

5.00

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth 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 of part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase, to sell, to lease, 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 such lease 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 sales, 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 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 any 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 a 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 insert 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 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 (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 interests are 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 or 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 requested 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 made 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, hereunto set their hands and S and seal S this 5th day of May 1972

Eugene G. Martin (Seal) Lucy A. Martin (Seal)
Eugene G. Martin Lucy A. Martin

Joan J. Behrendt (Seal)

State of Illinois ss. I, ~~XXXXXXXXXXXX~~ a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Eugene G. Martin and Lucy A. Martin, his wife

personally known to me to be the same person, S whose name S are 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 8th day of June 1972

Joan J. Behrendt Notary Public My Commission Expires 8-11-75

Pioneer Trust & Savings Bank Box 22

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
32.00

3 2

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

21 936 336
Duplicate Number

15-2
6/24/88

Property of C

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS.
FILED FOR RECORD.

Edward R. Olson
RECORDER OF DEEDS

JUN 13 '72 10 53 AM

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT