

# UNOFFICIAL COPY

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 COOK COUNTY, ILLINOIS  
 WARRANTY DEED IN TRUST FILED FOR RECORD  
 AUG 22 1974 - 2 59 PM  
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FORM 220 C.T. 3-68 THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor  
 Braewood Building Corporation, an Illinois corporation  
 State of Illinois for and in consideration  
 of Ten Dollars (\$10.00) Dollars, and other good  
 and valuable considerations in hand paid, Conveys and warrants unto the PIONEER TRUST &  
 SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the  
 27th day of June 1974, known as Trust Number 18080, the  
 following described real estate in the County of and State of Illinois, to-wit

LOT 11 in Unit No. 1 of Bartlett Manor Subdivision, being a  
 Resubdivision in the North East quarter of the South West quarter  
 of Section 35, Township 41 North, Range 9, East of the Third  
 Principal Meridian, according to the plat recorded February 2,  
 1968 as document 20395138 in Cook County, Illinois.

This document prepared by James J. Dowd  
 Trustee P. W. Wells

Grantee's Address: 4000 W. North Ave., Chicago, Ill. 60639

TO HAVE AND TO HOLD the said premises with all 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 portion 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 persons in the 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 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 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 must 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 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 responsibilities of its, his or their predecessor in trust.

The interests 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 the same 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.

In Witness Whereof the Grantor aforesaid has caused its corporate seal to be hereto affixed and has caused its name to be signed by its President and attested by its Secretary, this 27th day of June, 1974.

Attest: *James J. Dowd* Secretary  
*W. W. Wells* President

State of Illinois ss  
 County of Cook

I, the undersigned, a notary public in and for the County and State aforesaid, do hereby certify that *W. W. Wells* personally known to me to be the President of

and *James J. Dowd* personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of June, 1974.

*Linda Proctor*  
 Notary Public

COOK COUNTY, ILLINOIS  
 Pioneer Trust & Savings Bank

Box 22 6567 For information only insert street address of above described property.

Property of Cook County, Illinois  
 State of Illinois  
 Cook County  
 22 824 995  
 Document Number

END OF RECORDED DOCUMENT