

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INSTRUMENT WAS PREPARED BY

PIONEER TRUST & SAVINGS BANK
4000 N. NORTH AVENUE - CHICAGO, ILLINOIS

MAY 20 AM 11 48
MAY 20 1976

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10.00

THIS ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH That the Grantor

PETER B. BOLSONI and KATHLEEN C. BOLSONI, his wife

of the County of **COOK** and State of **ILLINOIS** for and in consideration of **TEN & NO/100** Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto the **PIONEER BANK & TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **4TH** day of **MAY**, 19 **76**, known as Trust Number **19854**, the following described real estate in the County of **COOK** and State of Illinois, to-wit:

Lot 35 in Natalie Subdivision Unit 2 a subdivision of the South West quarter of the North West quarter of Section 16, Township 36 North, Range 13 East of the Third Principal Meridian, In Cook County, Illinois

Grantee's Address: **2000 West North Avenue Chicago, Illinois 60639**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the terms 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 public streets, highways or alleys and to locate any subdivision of 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 subject 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 dedicate, to mortgage, pledge, to lease, to subdivide and otherwise dispose of said premises, or any part thereof, in lease and property, or any part thereof, from time to time, in possession or reversion, or from time to time in possession or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease a 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 said leases and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew, extend and amend 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, in particular as to mechanics and property, or any part thereof, in other real or personal property, to grant easements or charges of any kind, to lease, 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 that the terms of this deed have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or prohibited in any way by 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, and 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 us, 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 to be shared by the 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 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.

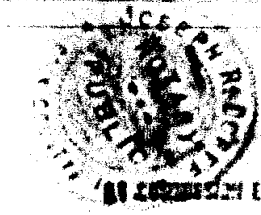
And the said Grantor **S** hereby expressly waives and releases any and all right or benefit under any law by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor **S** attested by **VS** hereunto set their hands and seals this **4th** day of **MAY**, 19 **76**

(Seal) **Peter B. Bolsoni** (Seal)
PETER B. BOLSONI
(Seal) **Kathleen C. Bolsoni** (Seal)
KATHLEEN C. BOLSONI

State of **ILLINOIS** the undersigned **PETER B. BOLSONI**
County of **COOK** and **KATHLEEN C. BOLSONI, his wife**
do hereby certify that

personally known to me to be the same person **S** whose name **S** **S** subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that **they** 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 official seal this **5th** day of **May**, 19 **76**
Joseph P. [Signature]



10.00

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS
Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.
5-17-76
Date
Agent-Seller or Representative

23492013

END OF RECORDED DOCUMENT