

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY
Lewis F. Matuszewich
33 N. Dearborn
Chicago, Ill. 60602
WARRANTY DEED IN TRUST

AM 11.42
1975 AUG 18
Clary R. ...

RECORDS OF DEEDS
COOK COUNTY ILLINOIS

AUG-18-75 48147 • 23190212 - A - Rec

5.00

F 220 8-74

THE ABOVE SPACE FOR RECORDING USE ONLY

23,190,212

THIS INDENTURE WITNESSETH, That the Grantor Lewis F. Matuszewich and Joyce E. Matuszewich, 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 12th day of August 1975, known as Trust Number 19504, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 41 in Block 2 in Cushman's Resubdivision of the North 1/2 of block 4 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

5.00

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60639

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein said 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 of any 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 any successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge, to otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, or to lease 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 lease the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify lease, or in 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 purchase the whole or any part of the reversion and to contract respecting the manner of raising 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 incident 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 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 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 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 as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If all title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed 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 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, have hereunto set their hands and seals this 12th day of August 1975.

Joyce E. Matuszewich (Seal) *Lewis F. Matuszewich* (Seal)
Joyce E. Matuszewich (Seal) Lewis F. Matuszewich (Seal)

State of Illinois, I, Noreen D. Fries, a Notary Public in and for said County, in County of Cook, do hereby certify that Lewis F. Matuszewich and Joyce E. Matuszewich, 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 they signed, sealed and delivered the said instrument as S 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 12th day of August 1975.

Noreen D. Fries
Notary Public

Pioneer Trust & Savings Bank

2129 North Fremont

Box 22

For information only (insert street address of above described property.)

Section
200.1-235 of Public Provisions of Paragraph
Section 200.1-235 of the Illinois Probation Tax
Ordinance.
AUG 15 1975
Buyer, Seller or Representative
Date

THIS SPACE FOR AFFIXING STAMPS AND REVENUE STAMPS
Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act.
AUG 15 1975
Buyer, Seller or Representative
Date

END OF RECORDED DOCUMENT