

# UNOFFICIAL COPY

QUIT-CLAIM  
WARRANTY DEED IN TRUST

COOK COUNTY  
FILED  
AUG 19 5 55 PM '75

23 192 564

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1220 N.74

THE ABOVE SPACE FOR RECORDERS USE ONLY

LATER DATE  
1-23-76-195

THIS INDENTURE WITNESSETH, That the Grantor ANN ZOLTEK, a/k/a ANN ZOLTAK, a spinster of the County of Cook and State of Illinois for and in consideration of \$10.00 TEN Dollars, and other good and valuable considerations in hand paid, Conveys ~~and conveys~~ quit-claims unto the PIONEER TRUST & SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 28th day of May 1975, known as Trust Number 19373, the following described real estate in the County of \_\_\_\_\_ and State of Illinois, to-wit:

Lot 5 in Block .14 in Walter G. McIntosh's Company River Park addition being a subdivision of fractional sections 27 and 34 Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded June 15 1925 in Recorder's office as document No. 8944974 in Cook County, Illinois

This document was prepared by Frank Fiorite, 127 N. Dearborn St., Chicago, Illinois 60602

Grantee's Address: 1030 West North Avenue, Chicago, Illinois 60639

TO HAVE AND TO HOLD the said premises with the aforesaid upon the trusts and for the uses and purposes hereinafter set forth.

Full power and authority is hereby granted to said trustee to acquire, 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 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 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 lease, or otherwise 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, and to purchase the whole or any part of the reversion and to contract respecting the manner of being 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 lease, 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 may 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 in them said premises or any part thereof shall be concerned, 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 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, (b) 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, (c) 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 hereunder, (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 the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to enter or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitation", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, releases and conveys any and all right or benefits 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, aforesaid has hereunto set her hand and seal this 28th day of May 1975.

(Seal) Ann Zoltek (Seal)  
Ann Zoltek (Seal)

State of Illinois 55. I, the undersigned a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that ANN ZOLTEK, a/k/a ANN ZOLTAK, a spinster

personally knows me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 18th day of July 1975.

James S. Herkimer  
Notary Public

111110 -> Pioneer Trust & Savings Bank

Box 22

For information only insert street address of above described property.

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
REVENUE TAX

5.00

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
REVENUE TAX

23 192 564

END OF RECORDED DOCUMENT