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WARRANTY DEED IN TRUST

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT WITNESSETH That the Grantors, Michael Russo and Josephine Russo, his wife,

of the County of Cook and State of ILLINOIS, for and in consideration of *** TEN DOLLARS *** Dollars, and other good and valuable considerations in hand paid, Convey and warrants unto the PIONEER BANK & TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 7th day of November, 1975, known as Trust Number 19612, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 7 in Block 2 in the Subdivision of the West half of the West half of the South East quarter of Section 30, Township 40 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 22, 1970 as document 4666332, in Cook County, Illinois

500

Grantor's Address: 4004 West North Avenue, Chicago, Illinois 60639

DO HAVE AND TO HOLD the said premises with the appurtenances upon the trust as for the uses and purposes herein and on said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, lease and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to execute any subdivision or part thereof, and to resubdivide said property as often as directed, to contract to sell, to grant options in part, to sell on any terms, to convey either with or without consideration to convey said premises or any part thereof to a successor in title and to grant to such successor in title all of the title, estate, powers and authorities vested in said trustee, to dedicate, to mortgage, pledge, or otherwise encumber and partition, or any part thereof, to lease said property, or any part thereof, from time to time, in person or by attorney, by lease to commence on any day, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of ten years, and to draw 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, to grant options to lease and options to draw leases and options to purchase, to locate in any part of the premises and to contract respecting the manner of fixing the amount of payment or future rentals, to partition or to share said premises, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or make any right, title or interest in or about or adjacent to said premises or any part thereof, 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 any portion said premises, or any part thereof shall be considered, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any money, rents, profits or money borrowed or advanced on said premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the interests or expediency of any act of said trustee, or be obliged to interfere with any of the terms or conditions of any mortgage, deed, lease, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be valid, or existence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (as that at the time of the filing thereof the trust created by this instrument and by said trust agreement was in full force and effect, that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this instrument and in said trust agreement or in some instrument thereof and binding upon all beneficiaries hereunder, that the said trustee was duly authorized and empowered to execute and deliver said lease, trust deed, lease, mortgage or other instrument and that if the conveyance is made to a successor or successors in trust, then such successor or successors in trust have been lawfully appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of his or their predecessors 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 estate, rents 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, rents and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Register of Titles is hereby directed not to register or not to certify of title or duplicate thereof, or to record, 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 grantors hereby expressly waive, release, relinquish and all right or benefit under and by virtue of any annual statute of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors, as aforesaid, hereunto set their hands, the 14th day of November, 1975.

Michael Russo (Seal) Josephine Russo (Seal)
Michael Russo (Seal) Josephine Russo (Seal)

State of Illinois, County of Cook, Dorothea E. Merchant, Notary Public in and for said County, in the presence of the hereby certify that Michael Russo and Josephine Russo, his wife

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 acknowledged that they signed, sealed and delivered the said instrument for the purposes and intentions set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 23RD DAY OF NOVEMBER, 1975.
Dorothea E. Merchant

Pioneer Bank & Trust Company, 1743 North Oak Park Avenue, Chicago, Ill. (In all communications insert street address of above described property)

END OF RECORDED DOCUMENT