

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

24 547 000

F220 8-75

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH That the Grantor S., **KATHERINE CONIGLIO, A SPINSTER & MARGARET CONIGLIO, A SPINSTER**.....

of the County of **COOK** and State of **ILLINOIS** for and in consideration of **TEN & NO/100 (\$10.00)** 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 **17th** day of **May**, 1978, known as Trust Number **21142**, the following described real estate in the County of **COOK** and State of Illinois, to-wit:

Lot 9 in Block 6 in Subdivision of Blocks 7, 8, 9, 10 and 11 in Subdivision of the West half of the North West quarter of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements; roads and highways, party wall rights and agreements; existing leases and tenancies; general taxes for the year 1978 and subsequent years.

Grantee's Address: **400 West North Avenue, Chicago, Illinois 60639**

TO HAVE AND TO HOLD the said premises with the covenants 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 receive, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any such easement, or part thereof, and to subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell or lease to any or every other such or without consideration, to convey real 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 declare, to dedicate, to mortgage, pledge, or otherwise encumber said property, or any part thereof, to lease and property, or any part thereof, from time to time, in possession or reversion, by law or in consequence of process or future, and upon any terms sold for any period or periods of time, not exceeding in the case of any single lease 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 in or to 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, to purchase or 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 concerning any part of 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 at all such 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 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 provided to incur 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) or as 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 terms, conditions and covenants 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 successor in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers and duties, covenants and obligations of the grantor 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, profits 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 other than only an interest in the earnings, profits and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered in the Register of Titles is hereby directed not to register or note in the certificate of title the words "in trust" or "trust agreement" or "upon condition" or "with exception" 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 and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of businesses from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid by us hereunto set their hand and seal this 17 day of May, 1978.

KATHERINE CONIGLIO (Seal) Margaret Coniglio (Seal)
MARGARET CONIGLIO
Katherine Coniglio (Seal)
KATHERINE CONIGLIO

Seal of Ill L THOMAS LIMA
County of Cook ss. I, THOMAS LIMA, a Notary Public in and for said County, in the state aforesaid, do hereby certify that KATHERINE CONIGLIO, A SPINSTER & MARGARET CONIGLIO, A SPINSTER

THIS DEED WAS PREPARED BY: **THOMAS LIMA, ATTY 39 SO. LASALLE ST CHICAGO, ILLINOIS 60603**
personally known to me to be the same person(s) whose name(s) appears subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed said instrument as their free and voluntary act, for the uses and purposes therein expressed, and the release and waiver of the right of homestead.
Given under my Notary Public Seal this 20 day of June, 1978.
Thomas Lima
NOTARY PUBLIC
COUNTY OF COOK

Pioneer Bank & Trust Company
3807 NEST GRAND AVE, Chicago, IL
Box 22
For information only insert street address of above described property.

UNIT 1 DD FORM 1592-75

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUL 1978
PR. 0761
16.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL 1978
PR. 0761
20.00
24 547 000

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Property of Cook County Clerk's Office

Blair
NUMBER OF DEEDS
24547000

COOK COUNTY, ILLINOIS
CLERK OF RECORD
JUN 21 12 23 PM '78

ND OF RECORDED DOCUMENT