

24817690

WARRANTY DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY
R. K. LINDEN
PIONEER TRUST & SAVINGS BANK
4880 W. NORTH AVENUE - CHICAGO, ILLINOIS

1-25-79 THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors PHILIP M. SANDBERG and SAUNDRA M. SANDBERG, his wife
of the County of Cook and State of Illinois for and in consideration of Ten and 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 12th day of January, 1971, known as Trust Number 17585, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 15 and 16 in Block 23 in Walker's subdivision of Blocks 1 to 31 inclusive of W.B. Walker's Addition to Chicago, in the Southwest quarter of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

10.00

Grantor'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 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 parks, streets, highways or alleys and to subdivide said premises 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 give to such successor or 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 leases to commence in the 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 contract to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and for other real or personal property, to grant easements or charge of any kind, to release, 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 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 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 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 agreement with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and 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 the grantor, his or her 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 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 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 of debts.

In Witness Whereof, the grantor(s) aforesaid has/VE hereunto set their hand(s) and seal(s) this 13th day of July, 1978.

Philip M. Sandberg (Seal) Saundra M. Sandberg (Seal)

State of Illinois ss. I, the undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that Philip M. Sandberg and Saundra M. Sandberg, 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 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 notarial seal this 24th day of July, 1978. Frances Rosine Notary Public

Pioneer Bank & Trust Company

BFC

Box 22

For information only insert street address of above described property.

Exempt under provisions of Paragraph 3, Section 4, 200.1-286 or under provisions of Paragraph 3, Section 4, Ordinance 1-25-79 of the Chicago Transaction Tax Ordinance. Buyer, Seller or Representative Date 1-25-79

Document Number 24817690

END OF RECORDED DOCUMENT