

UNOFFICIAL COPY

24817691

WARRANTY DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY
R. K. LINDEN
PIONEER TRUST & SAVINGS BANK
4000 W. NORTH AVENUE - CHICAGO, ILLINOIS

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:

Lot 19 and the South half of Lot 18 in Block 23 in the subdivision of Blocks 1 to 31 both 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

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 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, to locate any subdivision or 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 such successor or successors in trust all of the title, estate, powers and authorities any part thereof, from time to time, in possession or reversion, by leases to commence in present or futuro, 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 for term or future rentals, to partition or to exchange said property, or any part thereof, or to contract respecting the manner of fixing the amount of any such lease and to renew leases and options to purchase the whole or any part of the reversion and 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 otherwise appurtenant to said premises or any part thereof, and to do all such things 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 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 any 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 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, powers, authorities, duties and obligations of its, his or their predecessor in trust.

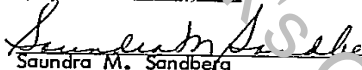
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and avails and proceeds 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 "upon limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S 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 ha. vix. hereto set their hand S and seal S this 13th day of July, 1978


Philip M. Sandberg (Seal)

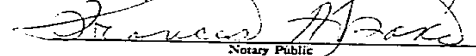

Saundra M. Sandberg (Seal)

(Seal) (Seal)

State of Illinois } ss. 1 the undersigned } a Notary Public in and for said County, in
County of Cook } 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 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 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 14th day of Aug., 1978

Notary Public

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

THIS SPACE FOR AFFIXING REBENS AND REVENUE STAMPS
Exempt under provisions of Paragraph E, Section 4, 200.1-2B6 of under provisions of Paragraph E, Section 200.14B of the Chicago Transaction Tax Ordinance. 1-25-79
Mary J. Ryba Buyer, Seller or Representative
Mary J. Ryba Buyer, Seller or Representative
Date

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END OF RECORDED DOCUMENT