

MAY 27 PM 12 37

WARRANTY DEED IN TRUST

PREPARED BY: JAMES A. BOYD

25467668

F220 8-75

MAY 27 1980 THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH. That the Grantor ESTELLE C. PETERSON, A WIDOW

of the County of COOK and State of ILLINOIS for and in consideration of TEN and NO/100 Dollars, and other good and valuable considerations in hand paid. Conveys and warrants unto the PIONEER BANK & TRUST COMPANY, a corporation of Illinois, its Trustee under the provisions of a trust agreement dated the 16th day of May, 1980, known as Trust Number 22337, the following described real estate in the County of [blank] and State of Illinois, to-wit:

The North Half of Lot 8 (except the North 10 feet thereof) in Block 23 in the subdivision of the First Addition to Ellsworth, a Subdivision of that part of the East Half of the South West Quarter of Section 20, Township 40 North, Range 12, East of the Third Principal Meridian lying South of the center of Grand Avenue (except right of way of the Chicago, Milwaukee & St Paul Railroad and except Block 26 of said First Addition) according to the Platt thereof recorded as Document 1706944, in Cook County, Illinois. **

Grantee's Address 4000 West North Avenue Chicago, Illinois 60639

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 vacate 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 reservation, 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 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 present, 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 provisions thereof at any time or times hereafter, to 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 in connection with 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 to the application of any purchase money, 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 prevented 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 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 trust, conditions and limitations contained in said indenture and in said trust agreement or in some amendment, deed 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 that 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 trustee 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 land 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, or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

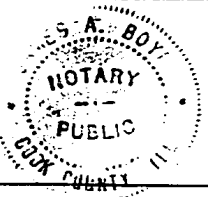
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 16th day of May, 1980.

Estelle C. Peterson (Seal)

(Seal)

I, James A. Boyd a Notary Public in and for said County, in the state aforesaid, do hereby certify that ESTELLE C. PETERSON, A WIDOW



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 16th day of May, 1980

My Commission Expires September 16, 1983

Pioneer Bank & Trust Company

2505 N. 78th Ave., Elmwood Park, IL

For information only insert street address of above described property.

Exempt under provisions of Paragraph 200.1-2-6 of the Regulations of the Illinois State Board of Public Safety, Section 200.1-2-6 of the Chicago Ordinance.

THIS SPACE FOR AFFIXING HEREIN AND RECEIVING THEREON STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH 200.1-2-6 OF THE REGULATIONS OF THE ILLINOIS STATE BOARD OF PUBLIC SAFETY, SECTION 200.1-2-6 OF THE CHICAGO ORDINANCE.

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