

25685607

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1980 DEC -1 AM 9:00

Sidney K. Olson
RECORDER OF DEEDS

25685607

4962-8

WARRANTY DEED IN TRUST

F220 8-75

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor Nestor L. Ferreria and Beverly Ferreria, his wife

of the County of Cook and State of Illinois for and in consideration of *** TEN DOLLARS *** Dollars, and other good and valuable consideration, in and 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 15th day of July, 1977, known as Trust Number 20560, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 22 in Logeman's Addition to Chicago, being a Subdivision in the North West 1/4 of the South West 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, (except that part of Lot 22 lying West of a line 50 feet East of and parallel with West line of said Section 17, 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, general real estate taxes for the year 1980 and subsequent years.

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 and to vacate any subdivision or part thereof, and to reburrow 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 covenants, conditions and restrictions, 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 right, 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 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 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 and to grant options to lease and options 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 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 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 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 of 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 thereto, 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, rights, powers, authorities, duties and obligations of it, 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 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 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 or otherwise.

In Witness Whereof, the grantor, S, aforesaid have hereunto set their hand and seal this 15th day of October, 1980.

(Seal) Nestor L. Ferreria (Seal)
(Seal) Beverly Ferreria, his wife (Seal)

State of Illinois I, Karen Pabich, a Notary Public in and for said County, in County of Cook ss. the state aforesaid, do hereby certify that Nestor L. Ferreria and Beverly Ferreria, his wife

This document prepared by Irwin A. Gross 1636 Birch Road, Northbrook, IL

personally known to me to be the same person, S, whose name S the foregoing instrument, appeared before me this day in person and acknowledged signed, sealed and delivered the said instrument as their free and voluntary act and purpose therein set forth, including the release and waiver of the right of S. Given under my hand and notarial seal this 10th day of November, 1980.

Karen Pabich
Notary Public
My Commission Expires December 1, 1981

Pioneer Bank & Trust Company

4237 N. Ashland Ave., Chicago, Illinois

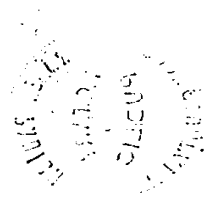
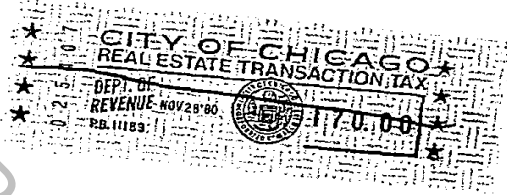
For information only insert street address of above described property.

10/1
PUIZ - NS 156580

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP NOV 2 1980 \$42.50
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE NOV 2 1980 \$42.50

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END OF RECORDED DOCUMENT