

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney H. Olson
RECORDER OF DEEDS

1981 MAR 10 AM 10:22

25800164

WARRANTY DEED IN TRUST

25800164

THE ABOVE SPACE FOR RECORDERS USE ONLY

68-18-398 K 0-ell

F220 8-75

THIS INDENTURE WITNESSETH, That the Grantor Rudolph Johnson, Jr., a single and never married person, and Louise M. Johnson, a widow and not since remarried; of the County of COOK and State of ILLINOIS for and in consideration of TEN and 00/100 (\$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 Third day of February, 19 81, known as Trust Number 22672, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 20 in Block 1 in C. T. Yerkes Subdivision of Blocks 33, 34, 35, 36, 41, 42, 43, and 44 in the Subdivision of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian (except the South West 1/4 of the North East 1/4 thereof, and the South East 1/4 of the North West 1/4 thereof and the East 1/2 of the South East 1/4 thereof) in Cook County Illinois.

This instrument was prepared by Marshall Kaplan, Attorney at Law, 188 West Randolph Street, Chicago, Illinois 60601 (C/O KAPLAN AND KAPLAN, Attorneys at Law).

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 redivide 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 vested in said trustee, to donate, to dedicate, to mortgage, pledge, 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 a 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 lease 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 renew leases and options to purchase the whole or any part of the reversion and to contract respecting 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 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 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 the trust created by this indenture and by said trust agreement was in full force and effect, (b) that said 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, rights, 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 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.

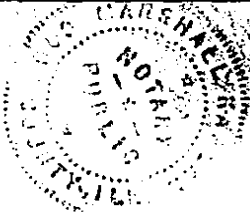
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor, 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 have hereunto set their hand, S, and seal, S, the Third day of February, 19 81.

Rudolph Johnson, Jr. (Seal)
Louise M. Johnson (Seal)

State of ILLINOIS ss. I. MARSHALL KAPLAN a Notary Public in and for said County, in County of COOK the state aforesaid, do hereby certify that Rudolph Johnson, Jr., and Louise M. Johnson



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.

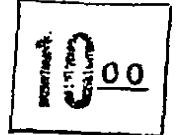
Given under my hand and notarial seal this 3rd day of February, 19 81.
My Commission Expires on June 14, 1982.
Marshall Kaplan
Notary Public

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

2500 2/80 McLean Graphics Corp.
Chgo. 252-2400



Exempt under provisions of Section 4, Real Estate Transfer Tax Act.
[Signature]
Buyer, Seller or Representative
Date 3/6/81

Document Number 25800164

END OF RECORDED DOCUMENT