

WARRANTY DEED IN TRUST

26800970

FORM 220 REV. 6-57

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors, FELIKS BRZEZINSKI and HELENA BRZEZINSKI, his wife,

of the County of Cook and State of Illinois for and in consideration of \$100.00 (\$100.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the Pioneer Trust & Savings Bank, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 27th day of September 1983, known as Trust Number 23621 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 3 in Charles F. Wolf's Resubdivision of Lots 11 to 20 both inclusive in Block 2 in Gans and Freeman's Resubdivision of part of Blocks 2, 3 and 4 in Humboldt Park Addition to Chicago in the East Half of Section 2, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to general taxes for 1983 and subsequent years. This Instrument was prepared by: Julian E. Kulas, Attorney at Law 2329 2329 W. Chicago Avenue Chicago, ILL. 60622

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 resubdivide said property, 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 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 demit 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, 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 renew leases and options to purchase the whole or any part of the reversion, and to contract respecting the management 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 estate appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for all 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 to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to interfere in any way with 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 trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries of the funds, (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 were properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of said trustee or 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 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 not 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 waive and release any and all right or benefit under and by virtue of a 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 has hereunto set their hand S and seal S this 29th day of September 19 83

X Feliks Brzezinski (Seal) Helena Brzezinski (Seal)

State of Illinois ) ss. I, Julian E. Kulas, a Notary Public in and for said County, in the County of Cook ) the state aforesaid, do hereby certify that Feliks Brzezinski and Helena Brzezinski, 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 29th day of September 19 83



Pioneer Trust & Savings Bank

3240 W. Augusta, Chicago, Ill. 60651

For information only insert street address of above described property.

25437 REAL ESTATE TRANSACTIONS TAX COOK COUNTY

115840 STATE OF ILLINOIS REAL ESTATE TRANSACTIONS TAX DEPT OF REVENUE 2925

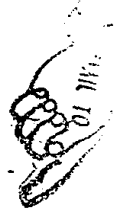
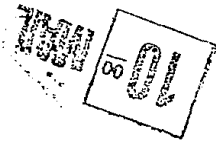
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Property of Cook County Clerk's Office

29 SEP 83



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MAIL TO:  
RUSSO, DOTY & ASSOCIATES  
221 N. LaSalle Street-707  
Chicago, IL 60601



END OF RECORDED DOCUMENT