

26812075

WARRANTY DEED IN TRUST



F21 8-75

THIS INDENTURE WITNESSETH, That the Grantor WILLARD R. PHILLIPS, JR. and SHIRLEY M. PHILLIPS, his wife, of the County of Lake 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 23rd day of August, 19 83, known as Trust Number 23601, the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1:

Lot 246 in Ancient Tree Unit 1-J, being a Resubdivision of part of Lots 1003 and 2018 in Ancient Tree Unit 1, being a Subdivision of parts of the North East quarter of the South West quarter and the South East quarter of the North West quarter of Section 8, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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PARCEL 2:

Easement for ingress and egress appurtenant to and for the benefit of Parcel 1 as set forth on the plat of Subdivision of Ancient Tree Unit 1 recorded in the Recorder's Office of Cook County, Illinois on May 17, 1973 as document No. 2228735 and plat of Subdivision of Ancient Tree Unit 1-J recorded in the Recorder's Office of Cook County, Illinois on June 30, 1978 as document No. 24514187 and as created by Declaration of Easements, Covenants and Restrictions dated May 1, 1974 and recorded in the Recorder's Office of Cook County, Illinois on May 21, 1974 as document Number 2273117, in Cook County, Illinois.

Cook County Clerk's Office

Property of [Faded]

SUBJECT TO: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; general real estate taxes for 1983 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways easements for private roads; assessments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions: of record as to use and occupancy; party wall rights and agreements if any; terms, provisions and conditions relating to the easement described as Parcel 2; rights of the adjoining owner or owners to the concurrent use of the easement described as Parcel 2; notice of requirements for storm water retention recorded May 12, 1977 as Document 23923822.

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

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust as a 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 abide 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 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 premises, 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 said premises and options to renew leases 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 easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in whatever ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar 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 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 instrument 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 instrument 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 its, 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 has/VE hereunto set their hand(s) and seal(s) this 23rd day of AUGUST, 1983. Willard R. Phillips, Jr. (Seal) Shirley M. Phillips (Seal)

State of ILLINOIS ss. I, DANIEL E. ZIEMBA, a Notary Public in and for said County, in the County of LAKE, do hereby certify that WILLARD R. PHILLIPS, JR. and SHIRLEY M. PHILLIPS, 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 27th day of SEPTEMBER, 1983.



Daniel E. Ziemba, Notary Public

Pioneer Bank & Trust Company

5 Court of Island Point, Northbrook, IL 60062

For information only latest street address of above described property.

SEE FOR AFFIXING NOTES AND REVENUE STAMPS

95.00



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Property of Cook County Clerk's Office



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COOK COUNTY CLERK

Handwritten signature or initials

END OF RECORDED DOCUMENT