

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

26899825

F203

THE ABOVE SPACE FOR RECORDERS USE ONLY

10.00

THIS INDENTURE WITNESSETH, That the Grantor DOMINGO PEREDA and SILVIA PEREDA, his wife, as joint tenants to an undivided one-half (1/2) interest, and OLVIN PAGAN and AIXA PAGAN, his wife, as joint tenants to an undivided one-half (1/2) interest of the County of COOK 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 19th day of February, 1979, known as Trust Number 21665, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOTS 1 TO 3 IN DELAMATER'S RESUBDIVISION OF BLOCK 24 IN E. SIMON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT WAS PREPARED BY: RAFAEL RIOS, Attorney at Law,
69 West Washington Street, Suite 1154
Chicago, Illinois 60602
(312) 853-0013

16 DEC 85 4:1

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 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 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 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 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 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 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 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, trusts 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 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 an 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 hands S and seal of this 13th day of December, 1983

DOMINGO PEREDA (Seal)
SILVIA PEREDA (Seal)

OLVIN PAGAN (Seal)
AIXA PAGAN (Seal)

State of Illinois ss. 1. RAFAEL RIOS RODRIGUEZ a Notary Public in and for said County, in County of COOK the state aforesaid, do hereby certify that DOMINGO PEREDA and SILVIA PEREDA, his wife, and OLVIN PAGAN and AIXA PAGAN, his wife

personally knows 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 13th day of December, 1983



Rafael Rios Rodriguez
Notary Public

Pioneer Bank & Trust Company

1654 North Kedzie Street
Chicago, Illinois 60647

Box 22

For information only insert street address of above described property.

10.00

Exempt Under Real Estate Transfer Tax Act Sec. 4
Par. 1 & COOK COUNTY Ord. 111-111
Date 12-16-83
Sign Rafael Rios Rodriguez
THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

Document Number 26899825

END OF RECORDED DOCUMENT