

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor s **RAPHAEL GARCIA AND JOSE E. PEREZ**

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 **Thirtieth** day of **December** 19 **83**, known as Trust N.umber **23676**, the following described real estate in the County of **COOK** and State of Illinois, to-wit:

LOT 96 IN HAYES, SHELBY AND MC GOFFIN'S SUBDIVISION OF BLOCK 46 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT PREPARED BY: **Miguel A. Velazquez**
Attorney at Law
5312 W. North Ave.
Chicago, Illinois

COMMONLY KNOWN AS: **1800 W. Lake Street; Chicago, Illinois.**

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 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 dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired 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 part thereof to a successor or successors in trust and to grant to said successor or successors in trust all of the title, estate, power and authority vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for a period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms a 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, contract to make leases and to grant options to lease and options to purchase the whole or any part of the reversion or any part of the reversion to a contract respecting the manner of fixing the amount of present or future rentals, in partition or in exchange said property, or any part thereof for other real or personal property, to grant easements or charges of any kind, to receive, convey or assign any right, title or interest in or about 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 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 deed have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or permitted 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, so that at the time of the delivery thereof the instrument created by this indenture and by said trust agreement was in full force and effect, (b) that no 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 a binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, or deed, lease, mortgage or other instrument and (d) of the conveyance 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 their predecessors 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 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 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 a 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 **B** hereby expressly waives and releases any and all right or benefit under any title by virtue of any and statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor **B** stated his **ve** hereunto set their hands, **S** and seal **S** this **10th** day of **January**, 19 **84**

Raphael Garcia (Seal) _____ (S)
Raphael Garcia
Jose E. Perez (Seal) _____ (Seal)
Jose E. Perez

State of **ILLINOIS**)
County of **LAKE**)
I, **MIGUEL A. VELAZQUEZ**, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Raphael Garcia and Jose E. Perez**

_____ s _____ are _____ personally known to me to be the same persons whose name _____ 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 **10th** day of **January**, 19 **84**
Miguel A. Velazquez
Notary Public

Pioneer Bank & Trust Company

1800 W. Lake Street

Box 22

For information only insert street address of above described property.

COOK COUNTY
REAL ESTATE TRANSFER TAX
16.00
GRANTOR'S TAX
DEPT. OF REVENUE
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
0750

END OF RECORDED DOCUMENT