

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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COOK COUNTY ILLINOIS  
RECORD

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors **SOL AVERBUCH and CLARA AVERBUCH,**  
his wife

of the County of **Cook** and State of **Illinois** for and in consideration  
of **TEN (\$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 **6th** day of  
**February**, 1985, known as Trust Number **23962**, the following  
described real estate in the County of **COOK** and State of Illinois, to-wit:

**Lots 4 and 5 and the West 72/100 feet of Lot 3 in Almon  
Brook's ReSubdivision of Lots 25 to 48 inclusive in  
Block 1 and Lots 20 to 37 inclusive and the West 1/2 of  
Lot 19 in Block 2 in Brook's and Lund's Subdivision of  
the East 10 acres of the Northwest 1/4 of the Southwest 1/4  
of Section 21, Township 40 North, Range 13, East of the  
Third Principal Meridian, in Cook County, Illinois.**

PIN #13-25-303-001 Vol. 529

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 premises 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 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, prior to 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  
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 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 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 con-  
veyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money bor-  
rowed 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  
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, 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**  
this **6th** day of **FEBRUARY**, 1985

**Sol Averbuch** (Seal) **Clara Averbuch** (Seal)  
**Sol Averbuch** (Seal) **Clara Averbuch** (Seal)

State of **Illinois** ss. I, **the undersigned** a Notary Public in and for said County, in  
County of **Cook** the state aforesaid, do hereby certify that **Sol Averbuch and  
Clara Averbuch, 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 **6th** day of **FEBRUARY**, 1985

**Notary Public**

Pioneer Bank & Trust Company

2751-53 N. Whipple

3023-25 W. Diversey, Chicago, Il.

For information only insert street address of  
above described property.

F203-TR

Box 22

Stamp on Back

This instrument prepared by: Harry R. Buoscio, 9138 S. Commercial, Chicago, Il. 60617

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

Document Number

27 470 961

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Property of Cook County Clerk's Office

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