

UNOFFICIAL COPY

WARRANTY DEED INSTRUMENT

REVENUE APR 1987

625.00

87175751

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH That the Grantors Frank Weiss, Margaret Weiss (husband and wife) and Frank S. Weiss (a bachelor)

of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$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 4th day of February 1987, known as Trust Number 24782, the following described real estate in the County of Cook and State of Illinois, to-wit:

A tract of land formerly known as the West 90 feet of Lots 1 and 4 in Block 3 in Clybourn's Addition to Ravenswood, a Subdivision of the North West quarter of the South East quarter of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, (except railroad) in Cook County, Illinois.

Permanent Index No. 14-07-400-008
Address: 1949-55 West Foster, Chicago, IL

Subject only to: (a) covenants, conditions and restrictions of record; (b) public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies (as listed in Schedule A attached); (g) trust deed specified below, if any; (h) general taxes for the year 1986 & subsequent years incl. taxes which may accrue by reason of new or additional improvements during the year 1987 and to Bldg. Code Violation Suit No. 86-MI 40372

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 of 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease to commence in the 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 and options to renew leases, and to partition or to exchange said property, or any part thereof, to contract respecting the manner of leasing the amount of present or future rental, 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 any part thereof, or to any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the execution 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 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, and 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, and 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, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and all of 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 limitation", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive, and release, 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 grantors B aforesaid have hereunto set their hands and seals the day of March 1987.

their

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Frank Weiss

(Seal)

Frank S. Weiss

(Seal)

Margaret Weiss

(Seal)

(Seal)

State of Illinois

County of Cook

and Frank S. Weiss

JEFFREY B GURIAN

the state aforesaid, do hereby certify that

a Notary Public in and for said County, in

Frank Weiss, Margaret Weiss

OFFICIAL SEAL
JEFFREY B GURIAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMM. EXP. AUG 28, 1990

personally known to me to be the same person(s) whose name(s) B are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they and, 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 day of March 1987.

THIS INSTRUMENT PREPARED

By JEFFREY B GURIAN Notary Public

Pioneer Bank & Trust Company

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 APR -2 PM 2:55

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Mail To

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75. Dearborn St.
Chicago, IL 60603
312-2423