

UNOFFICIAL COPY

WARRANTY DEED IN TRUST
This Instrument Prepared By:
DANIEL N. WLUDEK
PIONEER BANK & TRUST COMPANY DNB
4000 West North Avenue, Chgo.

-88-505998

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor FLORENCE E. SCHAETZLEIN

of the County of COOK and State of ILLINOIS for and in consideration of (\$10.00) Ten and No/100 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 28th day of October, 1988, known as Trust Number 25071, the following described real estate in the County of COOK and State of Illinois, to-wit:

The North Nine feet (N 9') of Lot Twenty-five (25) and the South Twenty-four feet (S 24') of Lot Twenty-six (26) in Spunglers Resubdivision of Blocks Twelve (12) to Thirty-nine (39) inclusive in Lauderdale and Company's Subdivision of the West Half (W 1/2) of the North East Quarter (NE 1/4) of the North West Quarter (NW 1/4) of the North East Quarter (NE 1/4) of Section Four (4), Township Thirty-nine North (39 N), Range Thirteen (13) East (E) of the Third (3rd) Principal Meridian, in Cook County, Illinois.

c/k/a: 1535 North LeClaire Avenue, Chicago, Illinois 60651

PERMANENT INDEX NUMBER: 16-04-202-004

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 give, 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 in grant in such successor or successors in trust all of the title, estate, power 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, on revocable or irrevocable, by lease in perpetuity or for a term, and upon any terms and for any 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 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 options to purchase the whole or any part of the reversion and to contract respecting the manner of using 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 give, convey or assign any right, title or interest in or about or incident 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 in 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 real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, 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 hereunder, (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 the, his or their predecessors in trust.

The interests 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 in 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, surrenders 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 aforesaid by her hereunto set her hand and seal this 28th day of October, 1988.

(Seal) Florence E. Schaeztlein (Seal)
FLORENCE E. SCHAEZTLEIN (Seal)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that FLORENCE E. SCHAEZTLEIN

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal this 28th day of October, 1988.

OFFICIAL
RENA M. PHILLIPS
Notary Public, State of Ill.
My Commission Expires 4-1-89

Rena M. Phillips
Notary Public

Pioneer Bank & Trust Company

1535 North LeClaire Avenue, Chicago

For information only insert street address of above described property.

Box 22

THIS SPACE FOR AFFIXING STAMPS AND REVERSE STAMPS

Grantor's Real Estate

10-28-88

10-28-88

866505998

[Signature]

[Signature]

[Signature]

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

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COOK COUNTY CLERK'S OFFICE

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