

The above space for record 88553908

THIS INDENTURE, made this 11th day of November, 1988, between PIONEER BANK & TRUST COMPANY, an Illinois Corporation with its principal place of business being 4000 West North Avenue, Chicago, Illinois 60639 duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said (Pioneer Bank & Trust Company) (Illinois banking corporation), in pursuance of a certain Trust Agreement, dated the 27th day of May, 1986, and known as Trust Number 24556, party of the first part, and MID-CITY NATIONAL BANK OF CHICAGO, an Illinois banking corporation whose address is 801 West Madison Street, Chgo. as Trustee under the provisions of a certain Trust Agreement, dated the 11th day of November, 1988, and known as Trust Number 2133, party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) Ten and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

Lots One (1), Two (2) and Three (3) in the Subdivision of Lots Five (5), Six (6) and Seven (7) in Spohrer's Subdivision of Lot Thirty (30) in Bronson's Addition to Chicago in Section Four (4), Township Thirty-nine North (39 N), Range Fourteen (14) East (E) of the Third (3rd) Principal Meridian, in Cook County, Illinois.

c/k/a: 1210-14 North Dearborn Street, Chicago, Illinois 60639 12/01/88 16:00

PERMANENT INDEX NUMBER: 17-04-223-003-0000 COOK COUNTY RECORDER

Exempt under Real Estate Transfer Tax Act Sec. 4

Par. E & Cook County Ord. 95104 Par.

Date 12/1/88 Wm. J. Johnson

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement, set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF. And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution of a mortgage.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed of Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Executive Assistant (Vice President) (Trust Officer) and attested by its Executive Assistant (Vice President) (Trust Officer) the day and year first written above.

PIONEER BANK & TRUST COMPANY

as Trustee, as aforesaid, and not personally.

By Barbara A. C... Vice President (Trust Officer)

ATTEST: By Daniel N. Wlodek LAND TRUST OFFICER

STATE OF ILLINOIS } ss.  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named (Executive Assistant) (Vice President) (Trust Officer) and (Executive Assistant) (Vice President) (Trust Officer) of

PIONEER BANK & TRUST COMPANY said (Pioneer Bank & Trust Company) (Illinois banking corporation), Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive Assistant) (Vice President) (Trust Officer) and (Executive Assistant) (Vice President) (Trust Officer) respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said (Pioneer Bank & Trust Company) (Illinois banking corporation) for the uses and purposes therein set forth; and the said (Executive Assistant) (Vice President) (Trust Officer) then and there acknowledged that said (Executive Assistant) (Vice President) (Trust Officer), as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said (Pioneer Bank & Trust Company) (Illinois banking corporation) to be affixed to said instrument as the free and voluntary act of said (Executive Assistant) (Vice President) (Trust Officer) and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of November, 1988

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

Rena M. Phillips  
My Commission Expires: \_\_\_\_\_ Notary Public

MAIL TO:

Diane Jedlink  
Neal Gerbar Eisenberg & Lurio  
208 South LaSalle Street  
Chicago, IL 60604

DOCUMENT PREPARED BY: DANIEL N. WLODEK  
PIONEER BANK & TRUST COMPANY

4000 West North Avenue, Chicago, IL

SEND SUBSEQUENT TAX BILLS TO:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
ADDRESS OF PROPERTY: \_\_\_\_\_  
1210-14 North Dearborn Street  
Chicago, Illinois 60610

OR RECORDER'S OFFICE BOX NO. 26

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

This space for affixing riders and revenue stamps

88553908

88553908 DOCUMENT NUMBER

# UNOFFICIAL COPY

made and provided. Upon condition, or with limitations, or words of similar import, in accordance with the statute in such case directed not to register or note in the certificate of title or duplicate thereof, or memorialize the words in trust, or If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby

all of the real estate above described. PIONEER BANK & TRUST COMPANY the entire legal and equitable title in fee simple, in and to interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate, as such, but only other disposition of said real estate, and such interest is hereby declared to be personal property, and no claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any The interest of each and every beneficiary hereunder and under said Trust Agreement, and of all persons

shall be charged with notice of this condition from the date of the filing for record of this Deed. applicable for the payment and discharge thereof. All persons and corporations whosoever and whatsoever indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or such purposes, or at the election of the Trustee, in its own name, as Trustee or expressly trust and not individually the then beneficiaries under said Trust Agreement as their attorney in fact, hereby irrevocably appointed for inured or entered into by the Trustee in connection with said real estate may be entered into by it in the name of Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being expressly waived and released. Any contract, obligation or indebtedness Attorney may do or omit to do in or about the said real estate, or under the provisions of this Deed or said Trust personal liability or be subjected to any claim, judgment or decree for anything if or they or his or their agents or TRUST COMPANY individually or as Trustee, or its successor or successors in trust shall include This conveyance is made upon the express understanding and condition that neither PIONEER BANK and

predecessor in trust. fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their successor or successors in trust, that such successor or successors in trust have been properly appointed and are deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to the under, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries or other instrument was executed in accordance with the trust, conditions and limitations contained in this trust created by this Indenture and by said Trust Agreement and effect, (b) that such conveyance claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be 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, or any successor in trust, in relation to said real estate shall be or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged to borrow or advanced in said real estate, or be obliged to see that the terms of this trust have been complied with. Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or any time or times hereafter.

person owning the same to deal with the same, whether similar to or different from the ways above specified, at estate and every part thereof in all other ways and for such other considerations as it would be lawful for any title or interest in or about or assessment appurtenant to said real estate or any part thereof, and to deal with said real estate or personal property, to grant easements or charges of any kind, to release, convey or assign any right, fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for leaves and options to purchase the whole or any part of the reversion and to contract respecting the manner of 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 time, not exceeding in the case of any single demise the term of 188 years, and to renew or extend leases upon any reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to grant to such successor or successors in trust, or to grant to any part thereof, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof, to a real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, or part Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said

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