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WARRANTY DEED IN TRUST

1988 APR 13 AM 11:52

THE ABOVE SPACE FOR RECORDERS USE ONLY

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THIS INDENTURE WITNESSETH, That the Grantor RIVER OAK PARTNERSHIP, an Illinois Partnership of the County of Cook and State of Illinois for and in consideration of TEN & 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 29th day of September 1983 known as Trust Number 23622 the following described real estate in the County of COOK and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTIONS OF PARCELS 1 and 2, ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1987 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1988,

12.00

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 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 lease 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 present or futuro, 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 of lease and options to renew leases, to purchase the whole or any part of the reversion and to contract respecting the manner of having 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 sell, to 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 in any way 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 protection 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 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, (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 thereunder, (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 its 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 to 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 hereby expressly waive, release 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 grantor aforesaid by its hereunto set its hand and seal this 13th day of April 1988.

Robert T. Nickels (Seal) William F. Nickels (Seal)
Mary Nickels Dillon (Seal) Pamela Nickels Dieschbourg (Seal)
Constituting all of the River Oak Partnership Partners

Notary Public in and for said County, in the state aforesaid, do hereby certify that Robert T. Nickels, William F. Nickels, Mary Nickels Dillon and Pamela Nickels Dieschbourg, as all of the River Oak Partners

personally known to me to be the same person whose names they 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

"OFFICIAL SEAL" Arthur J. Sabin Notary Public, State of Illinois Cook County, Illinois My Commission Expires July 10, 1988

Given under my hand and notarial seal this 13th day of April 1988

Pioneer Bank & Trust Company 1901 N. Narragansett Ave. Chicago, Il. 60639

This instrument was prepared by: Arthur J. Sabin, P.C. 315 S. Plymouth Ct., Chicago, Il. 60604

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX \$ 00.00 DEPT. OF REVENUE APR 13 1988

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

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Return to

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LEGAL DESCRIPTION AND P.I. NUMBER

PERMANENT INDEX NUMBER: 13-32-300-⁰⁰³0000

FAO

PARCEL 1:

ALL THAT PORTION OF BLOCKS 6 AND 7 OF A. GALE'S SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO ALL ALLEYS WITHIN SAID BLOCKS, ALSO THAT PART OF MULLIGAN AVENUE LYING NORTH OF THE SOUTH LINE OF SAID BLOCKS EXTENDED EAST AND WEST, TAKEN AS ONE TRACT, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON THE WEST LINE OF SAID BLOCK 7, 258.5 FEET NORTH OF THE SOUTH WEST CORNER OF SAID BLOCK 7; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID BLOCK 6, 121.5 FEET NORTH OF THE SOUTH EAST CORNER OF SAID BLOCK 6

PARCEL 2:

THAT PART OF THE WEST 1/2 OF VACATED MORRIS AVENUE, LYING EAST OF AND ADJOINING PARCEL 1 AFORESAID.

Property of County Clerk's Office

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