

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

88384811

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor JORGE PEREZ and ROBIN PEREZ, his wife

of the County of Cook and State of Illinois for and in consideration of T 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 2nd day of August, 19 88, known as Trust Number 25037, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 19 in Block 2 in Subdivision of the West 838 Feet (except the West 33 feet) of Lots 1 and 2 in Partition of Lots 1, 10 and 11 in Assessor's Division of part of the Southwest 1/4 of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 11-30-301-015-0000

Address of Property - 7539 North Claremont, Chicago, IL

Grantor's Address: 4000 West North Avenue, Chicago, Illinois 60639

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 subdivisions or parts thereof, and to redivide 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, in donor, 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 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 options to purchase the whole or any part of the reversion and to contract respecting the manner of raising the amount of present or future rentals, in 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 appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and in such other considerations as it would be lawful for any person owning the same to do 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 are 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 said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, so 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 the trustee or their predecessors 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 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 waive and release any and all rights or benefits 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 stored and have hereunto set their hands and seals this 15 day of August, 19 88

Jorge Perez (Seal)

Robin Perez (Seal)

State of Illinois ss. I, the undersigned a Notary Public in and for said County, in Cook County do hereby certify that JORGE PEREZ and ROBIN PEREZ, his wife

personally known to me to be the same persons 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.

OFFICIAL SEAL DAVID P SANES NOTARY PUBLIC STATE OF ILLINOIS MY COMM. EXP. SEPT 22, 1990

Given under my hand and notarial seal this 15 day of August, 19 88

Notary Public

Pioneer Bank & Trust Company

Box 22

7539 N. Claremont, Chicago, IL

For information only insert street address of above described property.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT OF REVENUE AUG 19 88 900.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT OF REVENUE AUG 19 88 262.50

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE AUG 19 88 77.50

Cook County REAL ESTATE TRANSACTION TAX DEPT OF REVENUE AUG 19 88 77.50

4055

MAIL TO: F203-TP

\$12.00 MAIL

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11/19/88

Property of Cook County Clerk's Office

11/19/88

11/19/88

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COOK COUNTY RECORDER

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ST. LOUIS MAIL