

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

89215817

THE ABOVE SPACE FOR RECORDS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors **Joseph B. DiCarlo and Jennifer K. DiCarlo, his wife,**

of the County of **Cook** and State of **Illinois** for and in consideration of **Ten and 00/100 (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 **21st** of **April** **1989**, known as Trust Number **25128** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

**THAT PORTION OF LOT 8 DESCRIBED AS FOLLOWS: THE NORTHERLY 44.90 FEET OF SAID LOT 8 AS MEASURED PERPENDICULAR TO THE NORTHERLY LINE OF SAID LOT 8, IN SOUTHBRIDGE COMMONS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PIN: 07-17-109-009

COMMONLY KNOWN AS: **1015 Southbridge Lane, Schaumburg, IL 60196**  
Exempt under **Paragraph E, Section 4,**  
Real Estate Transfer Tax Act

**MAY 11 1989**

Date **Joseph B. DiCarlo** Representative  
Grantee's Address: **4000 West North Avenue, Chicago, Illinois 60649**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and to said 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, dedicate parks, streets, highways or alleys and to execute any subdivision or part thereof, and to convey said property as to any or all of the same to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or 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, to pledge or otherwise encumber said property, or any part thereof, to lease and to grant, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, with upon any terms and for any period or periods of time, not exceeding in the case of any single lease a term of 99 years, and to execute or cause to be executed all contracts and to contract to make leases and to grant options to lease and options to purchase the whole or any part of the premises and to contract respecting the manner of having the premises or any part thereof, or any portion or to exchange said premises or any part thereof, for other real or personal property, or any easements or charges of any kind, to release, convey or assign any part, title or interest in or about or encumbrance appurtenant to said premises or any part thereof, or to deal with such property and every part thereof in all other ways and for such other considerations as it would be lawful for any person having the same to deal with the same, whether written or of record from the maps 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 whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be entitled to see in the application of any purchase money, rent, or proceeds received or expended 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 there shall be no duty, 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, at that at the time of the delivery thereof the same conformed with this indenture and by said trust agreement was in full force and effect, (b) that such compliance or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said trust agreement or in any subsequent deed and binding upon all beneficiaries hereunder, (c) that said trustee has duly performed and empowered to execute and deliver every such deed, lease, deed, mortgage or other instrument and that if the conveyance is made to a successor or successors in trust, that such conveyance or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of it, but of 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 proceeds, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared not to be a 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 proceeds, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter encumbered, the Register of Titles is hereby directed not to release or give in the certificate of title or duplicate thereof, or memorial, the whole or any part, or upon condition, or under any limitation, or subject 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 right or benefit under and of value of any and all statutes of the State of Illinois, providing for the exemption of beneficiaries from sale on execution or otherwise.

In Witness Whereof, the grantor **S** aforesaid have hereunto set their **21st** day of **April** **1989** at **Illinois** and seal **S**

(Seal) **Joseph B. DiCarlo** (Seal)  
**JENNIFER K. DiCarlo** (Seal)  
**0264-431653073**

State of **Illinois** SS. I, **THERESA CILHAN**, a Notary Public in and for said County, do hereby certify that **JOSEPH B. DiCARLO & JENNIFER K. DiCARLO**

personally known to me to be the same persons whose name is subscribed on 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.  
Notary Public Theresa Cilhan  
My Commission Expires **2/28/92**  
**April 1989**  
Notary Public

Pioneer Bank & Trust Company  
Box 22  
For information only (must street address of above described property).

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

. DEPT-01 112.00  
. T#3333 TRAN 9866 05/12/87 12:07:00  
. #8666 + C \*-39-215517  
. COOK COUNTY RECORDER

89215517

89215517