

WARRANTY DEED IN TRUST

This Instrument Prepared by: DANIEL N. WLODEK PIONEER BANK & TRUST COMPANY dncw 4000 W. North Ave., Chgo., Il.

UNOFFICIAL COPY

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE WITNESSETH That the Grantor s ANTON BRISKOVIC and PASKA BRISKOVIC, his wife and PAUL BRISKOVIC and LENA BRISKOVIC, his wife

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 1st day of May 19 89 known as Trust Number 25139 the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 20 AND THE NORTH 1/2 OF LOT 19 IN WIETOR'S GRANVILLE AVENUE ADDITION TO NORTH EDGE WATER IN THE WEST 1/2 OF THE NORTH 10 ACRES (EXCEPT THE NORTH 33 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORDED OCTOBER 18, 1924, AS DOCUMENT NO. 8636160 IN COOK COUNTY, ILLINOIS.

c/k/a: 6158-60 NORTH HAMILTON AVENUE, CHICAGO, ILLINOIS 60659 PERMANENT INDEX NUMBER: 14-06-116-013

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60641

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 paths, 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 mortgage in whole or otherwise whether said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by grant 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 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 to make, amend, change or modify leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing 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 release, convey or assign any right, title or interest in or about or essential appurtenances to said premises or any part thereof, and to do 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 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 to 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 the 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 prevented to acquire, or 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, executed 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 said 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 copy hereof 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 us, but 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, profits 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, or any interest in the earnings, profits 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 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 s ANTON BRISKOVIC and PASKA BRISKOVIC their said s and said s the 1st day of May 19 89

ANTON BRISKOVIC (Seal) PAUL BRISKOVIC (Seal) PASKA BRISKOVIC (Seal) LENA BRISKOVIC (Seal)

State of ILLINOIS ss. I, the undersigned a Notary Public in and for said County, in and for said County, do hereby certify that ANTON BRISKOVIC and PASKA BRISKOVIC, his wife and PAUL BRISKOVIC and LENA BRISKOVIC, his wife

personally knows to me to be the same persons whose name s REC 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.

Given under my hand and notarial seal this 1st day of May 19 89

Notary Public

Pioneer Bank & Trust Company

Box 22

6158-60 North Hamilton Avenue Chicago, Illinois 60659

Notice only insert street address of above described property.

Vertical text on the right side of the page, including 'EXEMPT AND REAL ESTATE' and various handwritten notes and signatures.

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.00
 142222 TRAN SIV 05/19/89 12:42:00
 #1887 # B * 189-220205
 COOK COUNTY RECORDER

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