

WARRANTY

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1989 MAY 18 11:13:26

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COCK CO. 001 016



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT OF REVENUE

DEPT OF REVENUE

DEPT OF REVENUE

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Zbigniew and Teresa Pitas, his wife of the County of COOK and State of ILLINOIS for and in consideration of TEN AND 00/100 dollars, and other good and valuable considerations in hand paid, Convey and warrant unto BANK OF RAVENSWOOD, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago, Illinois 60640, its successor or successors, as Trustee under a trust agreement dated the day of 1 May 1989, known as Trust Number 25-10046, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 29 IN BLOCK 4 IN BELMONT AND NORTH CENTRAL PARK AVENUE ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(Permanent Index No.: 13 - 23 - 329 - 012 - 0000)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes hereinafter set forth Full power and authority is hereby granted to said trustee to subdivide and redivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of option or purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust all of the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in perpetuity or for a term, or to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the severance and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, trust, or money borrowed or advanced in the real estate, 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 the trustee, or be privileged to require any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 each 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 of their

In Witness Whereof, the grantor hereunto set their hand and seal this 15th day of May 1989

Zbigniew Pitas (SEAL) Teresa Pitas (SEAL)



1825 W. Lawrence Ave Chicago, Illinois 60640 Phone 988 3000

3225 No. HAWKIN, CHICAGO ILL. 60668

For information only insert street address of above described property.

Prepared By Nancy Naito 2047 N Dawson, Chicago, 60618

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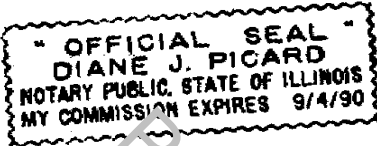
Accord 12.01.89 R20

UNOFFICIAL COPY

State of Ill
County of Cook } ss.

The undersigned Notary Public in and for said County, in
the state aforesaid, do hereby certify that Zbigniew Pitos and Teresa Pitos,
his wife

personally known to me to be the same person S whose name S 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 rights of homestead
Given under my hand and notarial seal this 15th day of May 19 89



Diane J. Picard
Notary Public

Property of Cook County Clerk's Office

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