

WARRANTY DEED IN TRUST

90487503

F220 8-75

THE ABOVE SPACE FOR RECORDERS USE ONLY

Accepted under provisions of Illinois Real Estate Transfer Act OCT 3 - 1990 Date

Notary Public for Representative

90487503

Official Records Cook County Recorder's Office

90487503

Document Number

THIS INDENTURE WITNESSETH, That the Grantor SAMIYA SALEH

of the County of COOK and State of ILLINOIS for and in consideration of 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 4th day of September, 1990, known as Trust Number 25329, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 28 AND 29 IN BLOCK 2 A SUBDIVISION OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 208 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 1082.7 FEET TO THE NORTH LINE OF CHICAGO AVENUE, THENCE EAST 299 FEET ALONG THE NORTH LINE OF CHICAGO AVENUE, THENCE NORTH 141 FEET, THENCE WEST 125 FEET, THENCE NORTH 941.7 FEET THENCE WEST 174 FEET TO A POINT OF BEGINNING, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to real estate taxes for 1989 and subsequent years.

Permanent Index No.: 16-02-227-038-0000

COMMONLY KNOWN AS: 3834 W. Chicago Avenue, Chicago, Il. 60651

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

TO HAVE AND TO HOLD the said premises with the appurtenances to the trust and for the uses and purposes herein and in said trust agreement in full.

Full power and authority is hereby granted to said trustee to improve, enclose, protect and subdivide said premises or any part thereof, to dedicate public streets, highways or alleys and to execute any subdivision map, plat, map, 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 remove 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 divide, to subdivide, to redivide, to lease, to sublease, to mortgage, to convey, to lease and property, or any part thereof, from time to time, in possession or reversion, by lease to commence in payment of future, and upon any term 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 options to renew leases and to purchase the whole or any part of the premises and to contract respecting the manner of doing the amount of present or future rentals, to contract to exchange said property, or any part thereof, for other real or personal property, on great 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 any 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 to whole said premises or any part thereof shall be conveyed, obligated to be sold, leased or mortgaged by said trustee, be subject to see to the application of any purchase money, rent, or money borrowed or advanced to said trustee, or be obliged to see that the trust of the trust is carried out in full 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, lease, mortgage, or other instrument executed by said trustee in relation to said premises 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 by the 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 terms, conditions and limitations contained in this indenture and in said trust agreement and in other instruments thereof and binding upon all beneficiaries hereunder, (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 purchase 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 trust or their predecessor in trust.

The interests 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 interests are hereby declared to be personal property, and all beneficiaries hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but not a 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 Register of Title is hereby directed not to register or issue 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.

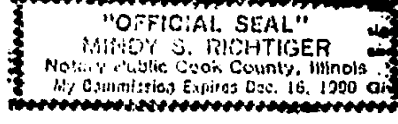
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid, has hereunto set her hand and seal this 5th day of September, 1990.

(Seal) Samiya Saleh (Seal) (Seal) (Seal)

Notary Public in and for said County, in the state aforesaid, do hereby certify that Samiya Saleh

personally known to me to be the same person whose name subscribed to foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. My Commission Expires Dec. 16, 1990



5 day of SEPT 1990 Notary Public

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

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# UNOFFICIAL COPY

30487503

Property of Cook County Clerk's Office

• DEPT-01 TELEPHONE 113.00  
• 74444 10/05/90 10:12:00  
• 43249 90-487503  
• COOK COUNTY RECORDER

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