

UNOFFICIAL COPY

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WARRANTY DEED IN TRUST

This document prepared by Robert Berry 4000 W. North Chgo, Il. 60639

THE ABOVE SPACE FOR RECORDERS USE ONLY

Exact Date Recd. 10/30/90

THIS INDENTURE WITNESSETH That the Grantor's JOSE A. JUSTINIANO, SR. and BASILISA JUSTINIANO of the County of COOK and State of ILLINOIS for and in consideration of Ten and no 100's 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 6th day of MARCH 1984 known as Trust Number 23739 the following described real estate in the County of COOK and State of Illinois, to-wit

Lot 360 in Albert J. Schorsch Irving Park Boulevard Gardens Tenth Addition, being a Subdivision in the West 1/2 of teh Northeast 1/4 of the Southwest 1/4 of Section 20, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 13-20-306-006-0000

Commonly Known As: 6141 W. Eddy, Chicago, Ill. 60634

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RECORDING 10/31/90 10 21 00 \$13.00 TR 6670 10/31/90 10 21 00 #412 # B * - 90 - 531431 COOK COUNTY RECORDER

Grantee's Address 400 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 execute any valid deed or part thereof, and to reconvey said property as to so as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to deliver 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 donate, 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 tenancy 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 renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of having the annual or periodic or future rentals, or portions of or to exchange said property, or any part thereof, for other real or personal property, to grant easements or rights of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal 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 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 whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, 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 provided 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, and 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, and 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 hereunder, and that said trustee was duly authorized to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that the beneficiary in title 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 it, his or 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 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 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 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 now to register or note in the certificate of title or duplicate thereof, or in a 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.

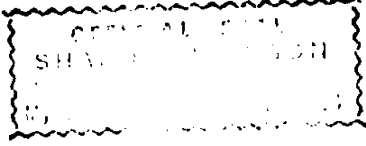
And the said grantor hereby expressly waive, and release, and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, B. aforesaid has, VE. hereunto set their hand, and seal, this 26th day of October 1990.

Jose A. Justiniano Sr. (Seal) Basilisa Justiniano (Seal) JOSE A. JUSTINIANO SR. BASILISA JUSTINIANO

Illinois the undersigned State of Cook ss. I, Notary Public in and for said County, in the state aforesaid, do hereby certify that Jose A. Justiniano, Sr. and Basilisa Justiniano

personally known to me to be the same person, whose name subscribed to the 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 Given under my hand and notarial seal this 26th day of October 1990



Notary Public signature

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

THIS SPACE FOR AFFIXING STAMPS AND REVENUE STAMPS

Document Number

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