

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

This Instrument Prepared By:
STEVEN E. WASKO, Atty.
1580 Northwest Hwy., Park Ridge

90336959

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor **MARLENE A. LAWSON**, DEPT-01 RECORDING
159999 TRAIL 0779 07/13/90 10:43:00
36396 5 G N-90-336959
of the County of **Cook** and State of **Illinois**, 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 **5th**
June, 1954, known as Trust Number **9607**, the following
described real estate in the County of **Cook** and State of **Illinois**, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Exempt under Section 2036, Section 2038
Real Estate Exemption
11/12/1990
[Signature]
Notary Public or Representative

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

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 parks, 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 sell on any terms, to convey either with or without consideration, to convey 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 demise 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 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 removal, or 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 lease, 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 permitted 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 premises 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, 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 thereunder, (c) that said trustee was duly authorized and empowered by express 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 his, 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 not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitation", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, surrenders 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 by her hand and seal this 12 day of May, 1990.

(Seal) Marlene A. Lawson (Seal)
MARLENE A. LAWSON (Seal)

State of Illinois ss. I, AMY M. LABIGRAS, a Notary Public in and for said County, in
County of Cook the state aforesaid, do hereby certify that MARLENE A. LAWSON

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 12 day of May, 1990.

OFFICIAL SEAL
AMY MARIE LABIGRAS
Notary Public, State of Illinois
My Commission Expires May 12, 1991

Pioneer Bank & Trust Company
Box 22
300

Exempt deed or instrument
Eligible for recording
without payment of tax
J. Hersh 7-6-90
City of Des Plaines

THE SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

90336959

Document Number
90-336959

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Parcel I:

Unit No. 508A in the Riverwalk Condominium, as delineated on a survey of the following described real estate:

Lots 11 through 31, both inclusive; Lot 32 (except the North 9 feet thereof) all of the East and West alley lying South of and adjoining Lots 19 and 22, North of and adjoining Lots 20 and 21, Easterly of the Easterly line of Des Plaines Avenue and Westerly of the Westerly line of Chicago Avenue; all of the North and South alley lying Easterly of and adjoining Lots 11 through 19, both inclusive, Westerly of and adjoining Lots 22 through 32, both inclusive, Southerly of the Northerly line of said Lots 11 and 32 extended and North of the South line of said Lots 19 and 22 extended;

All in Lee's Subdivision of Lots 10, 11, 12 and 13 of Hodge's Subdivision in Sections 16 and 17, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

also

Parcel II:

The exclusive right of use of limited common elements known as garage space G91 and Storage space S94 .

Commonly known as 545 River Road, Unit 508A Des Plaines, IL 60016

Permanent Index No. 09-16-300-021, 09-16-300-022, 09-16-300-023,
09-16-300-024, 09-16-300-038, 09-16-300-039,
09-16-300-040, 09-16-300-082, 09-16-300-025,
09-16-300-026, 09-16-300-027, 09-16-300-028,
09-16-300-090

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