

UNOFFICIAL COPY

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WARRANTY DEED IN TRUST

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor, T.J. Miller, divorced and not since remarried, of 3809 West Grand, of the City of Chicago

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) 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 14th day of January, 1991, known as Trust Number: 253B7, the following described real estate in the County of Cook and State of Illinois, to-wit

See legal description attached hereto as Exhibit "A" and made a part hereof.

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Property Address: 1245-51 S. Pulaski, Chicago, IL

PIN NO.: 16-23-100-019

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 hereof and in said trust agreement set forth

Full power and authority is hereby granted to said trustee to improve, mortgage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or plan 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 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 perpetuity or for a term or terms of years or for a term or terms of years 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 options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of using the amount of present or future receipts in 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 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 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 this trust have been complied with, or be obliged to inquire into the accuracy 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, 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, for 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. (b) 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 amendments 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 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 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 so far as it relates to 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 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 his hand and seal this 15th day of January, 1991.

(Seal) T.J. Miller (Seal)
(Seal) (Seal)

State of Illinois)
County of Cook) ss. SHERWIN WINER a Notary Public in and for said County, in the state aforesaid, do hereby certify that T.J. Miller, divorced and not since remarried, is

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
Sherwin Winer
Notary Public, State of Illinois
My Commission Expires Dec. 13, 1991

Given under my hand and notarial seal this 15th day of January, 1991.
Notary Public

THIS SPACE FOR APPLICING RIDERS AND REVENUE STAMPS
This is an exempt transaction under the provisions of paragraph 4, section e, Land Trust Recordation and Transfer Tax Act.
Date 1/30/91
Attorney R.L. [Signature]

Document Number 91016135

Pioneer Bank & Trust Company

Box 23

For information only insert street address of above described property.

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LEGAL DESCRIPTION

EXHIBIT "A"

LOTS 31 TO 33 IN BLOCK 1 IN FRANK WELLS AND COMPANY'S BOULEVARD
SUBDIVISION OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER
(1/4) OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN. NO.: 16-23-100-019

Property Address: 1245-51 S. Pulaski, Chicago, Illinois

Prepared by and mail to:

Bryan I. Schwartz
Boehm & Pearlstein, Ltd.
33 North LaSalle Street
35th Floor
Chicago, Illinois 60602

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