

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

92229461

FD-201

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH that the Grantor **RAMON SOTO BURGOS** and **FELICITA SOTO BURGOS, his wife** of the County of **Chicago** and State of **Illinois** for and in consideration of **TEN (\$10.00) and no/100** Dollars and other good and valuable considerations in hand paid, conveyed and warrants unto the **PIONEER BANK & TRUST COMPANY**, a corporation of **Illinois**, Trustee under the provisions of a trust agreement dated the **18th** day of **March** 1992 known as Trust Number **25585** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

LOTS 29 AND 30 IN BLOCK 2 IN PEACOCK'S SUBDIVISION OF THE SOUTH 6 ACRES OF THE WEST 10 ACRES OF THE SOUTH 25 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4302 Ramon Soto Burgos
 COMMONLY KNOWN AS: **1342-44 WEST DIVISION STREET, CHICAGO, ILL. 60622**
 P. I. N. : **17-06-226-018**
17-06-226-019

Property of Cook County, Illinois
 Section 4
 73-36891
 4302
 Ramon Soto Burgos
 17-06-226-018
 17-06-226-019
 92229461
 Document Number

TO HAVE AND TO HOLD the said premises with the appurtenances upon the terms 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 give, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to give to 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 leases to commence in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 999 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, lease 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 rentals to purchase 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 incident 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 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 on or claiming under any such conveyance, lease or other instrument, to the effect that 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 terms, conditions and covenants contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and that said trustee was duly and lawfully authorized to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the county clerk in his or her capacity as such county clerk, 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 the, his or their predecessor or predecessors 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, 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 in any instrument, 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 in execution of a judgment.

In Witness Whereof, the grantors **S** above named have hereunto set their hands and seals the day and date first above written.

18th day of **March** 1992.

Ramon Soto Burgos (Seal) **Felicita Soto Burgos** (Seal)
RAMON SOTO BURGOS **FELICITA SOTO BURGOS**
 (Seal) (Seal)

State of **Illinois**)
 County of **Cook**) ss **Diego R. Rangel** a Notary Public in and for said County, in and for the state aforesaid, do hereby certify that **RAMON SOTO BURGOS AND FELICITA SOTO BURGOS, his wife** personally known to me to be the same person **S** whose name **S** are 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 right of homestead.

Given under my hand and notarial seal this **18th** day of **March** 1992.

Diego R. Rangel
 Notary Public

MAIL TO: Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

UNOFFICIAL COPY

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80:21:14 9 287 8661

Property of Cook County Clerk's Office

CHICAGO 07/19/92 3:05PM

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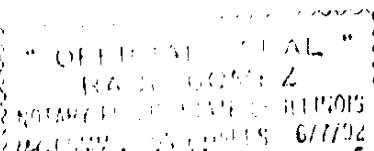
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11/3, 1992 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this [Day] day of [Month], 1992

Notary Public [Signature]

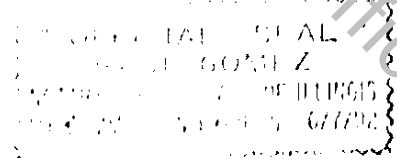


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11/3, 1992 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this [Day] day of [Month], 1992

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor or for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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