

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

This Instrument Prepared By:
DANIEL N. WLODEK
PIONEER BANK & TRUST COMPANY
 4000 West North Ave., Chicago

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor **S** **GEORGE J. KRUEGER and ANNETTE J. KRUEGER,**
 his wife

of the County of **COOK** and State of **ILLINOIS** for and in consideration
 of **(\$10.00)** **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 **20th** day of
March, 19**92**, known as Trust Number **RG-1065**, the following
 described real estate in the County of **COOK** and State of Illinois, to wit

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN:

The South 10 feet of Lot 6 all of Lot 7 and North 15 feet of Lot 8 in Block
 28 in Schumacher and Gnaedinger's Addition to Chicago, being a Subdivision
 of that part of the East 1/2 of the South East 1/4 of Section 25, Township
 40 North, Range 12, East of the Third Principal Meridian, lying North of
 Grand Avenue (except 2 acres thereof described as follows: Commencing at
 the North East corner of said South East 1/4 of Section 25; thence West 20
 rods; thence South 15 rods; thence East 20 rods; thence North 16 rods to
 the point of beginning) in Cook County, Illinois.

PERMANENT INDEX NUMBER: **12-25-413-032-0000**

c/k/a: **2622 North 73rd Avenue, Elmwood Park, Illinois 60635**

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, to 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 otherwise, 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 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 rental, to 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 possessing 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 in whom said premises or any part thereof shall be con-
 veyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money bor-
 rowed 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
 necessity or expediency of any act of said trustee, or be obliged or privileged to acquire 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, (a) 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 amendment thereof and
 binding upon all beneficiaries thereunder, (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) that the conveyance 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 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 to record 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 **S** 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 **S** executed his **VE** hereunto at **their** hand **S** and seal **S**
 this **13th** day of **April**, 19**92**

DEPT OF RECORDING
 143333 TRAN 3698 04/21/92 10:23:00
 * 2618 88
 (Seal) (Seal)

George J. Krueger (Seal)
GEORGE J. KRUEGER
Annette J. Krueger (Seal)
ANNETTE J. KRUEGER

State of **ILLINOIS** ss. I, **Genevieve W. Most** a Notary Public in and for said County, in
 County of **COOK** the state aforesaid, do hereby certify that **George J. Krueger and**
Annette J. Krueger
 personally known to me to be the same person **S** whose name **S** 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.

"OFFICIAL SEAL"
 Genevieve W. Most
 Notary Public, State of Illinois
 My Commission Expires 5/28/94

Given under my hand and notarial seal this **13th** day of **April**, 19**92**
Genevieve W. Most
 Notary Public

Pioneer Bank & Trust Company
 Box 22

2622 North 73rd Avenue
 Elmwood Park, Illinois 60635
 For information only insert street address of
 above described property.

Exempt under provisions of Paragraph 3, Section 4,
 Real Estate Transfer Tax Act.
APR 13 1992
 Date
 Deputy, Trust or Representative

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

92261838

25-89

UNOFFICIAL COPY

Property of Cook County Clerk's Office

83292228

UNOFFICIAL COPY

9 2 2 0 1 8 3 8

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 April 13th, 1992 Signature: *George J. Krueger*
Grantor or Agent

GEORGE J. KRUEGER

* Subscribed and sworn to before me by the said George J. Krueger and Annette J. Krueger this 13th day of April, 1992.
Notary Public *Anna M. Phillips*

OFFICIAL SEAL
Anna M. Phillips
Notary Public, State of Illinois
My Commission Expires 5/26/94

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 April 20, 1992 Signature: *Daniel N. Wlodek*

Grantee *Daniel N. Wlodek* DANIEL N. WLODEK, TO PIONEER BTR. & TRUST COMPANY, T/U/T NO. RG-1065 dtd. 03/20/92, and not personally

Subscribed and sworn to before me by the said Grantee this 20th day of April, 1992.
Notary Public *Anna M. Phillips*

OFFICIAL SEAL
Anna M. Phillips
Notary Public, State of Illinois
My Commission Expires 4-03-93

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 for subsequent offenses.

(Attach to deed or A/EI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

92261838
922618.8

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2011

2011