

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

93293494

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors, **ANTONIO BENIQUEZ, JR. A BACHELOR AND BRUNILDA GUZMAN, A SPINSTER** of the County of **COOK** and State of **ILLINOIS** for and in consideration of **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 **17th** day of **MARCH** **1993** known as Trust Number **25696**, the following described real estate in the County of **COOK** and State of Illinois, to-wit:

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The west 53.77 feet of lots 14 and 15 in block 12 in Hutchinson and Colt's subdivision of blocks 2, 6, 12 and 16 in Carter's subdivision of blocks 1, 2, 3, 4, and 7 of Clifford's addition to Chicago, a subdivision of the east half of the southwest quarter of section 1, Township 39 north, range 13, East of the Principal Meridian, in Cook County, Illinois.

P.I.N. 16-01-309-025

Grantee's Address 4006 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 sell, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to execute any subdivision map thereon, and to repurchase 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 present, or 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 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 grant to such successors in trust the whole or any part of the reversion and to contract respecting the manner of having the amount of present or future rentals, a portion or in exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to sell, to convey or assign any right, title or interest in or about or 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 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 real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, as if 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 no 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) 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 the trustee 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 to register or note in this 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 grantors aforesaid by us hereunto set their hands and seals this 22nd day of MARCH 1993.

Brunilda Guzman (Seal) Antonio Beniquez, Jr. (Seal)  
BRUNILDA GUZMAN (Seal) ANTONIO BENIQUEZ, JR. (Seal)

State of ILLINOIS ss. LUIS R. GARCIA-CAMILO a Notary Public in and for said County, in County of COOK the state aforesaid, do hereby certify that BRUNILDA GUZMAN AND ANTONIO BENIQUEZ, JR., A BACHELOR A SPINSTER

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 they

"OFFICIAL SEAL"  
LUIS R. GARCIA-CAMILO  
Notary Public, State of Illinois  
My Commission Expires 4/29/95

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, their 22nd day of MARCH 1993

Luis R. Garcia-Camilo  
Notary Public

Pioneer Bank & Trust Company  
Box 22

2940-42 WEST AUGUSTA BLVD.  
For information only (last street address of above described property)

3/25/93

Section 4, Real Estate  
Date 3/17/93  
Buyer Seller or Representative  
Brunilda Guzman

93293494

COOK COUNTY RECORDER

550

Property of Cook County Clerk's Office

93293494



mail to:  
Luis Cornejo  
5040 W. Fullerton  
Chicago, IL 60639

# UNOFFICIAL COPY

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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 4-19, 1993

Signature: Brenda Suzman  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 19th day of April, 1993.  
Notary Public: Beth LaSalle

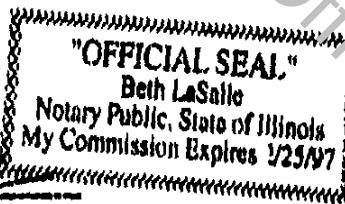


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4-19, 1993

Signature: Arturo Benigno  
Grantor or Agent

Subscribed and sworn to before me by the said Grantee this 19th day of April, 1993.  
Notary Public: Beth LaSalle



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.)

REC-93293494