

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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COOK CO. NO. 018 38601

THIS ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH that the Grantor, O.I.A., INC., an Illinois corporation, located at 200 N. Dearborn Street, Suite 1101, Chicago, 60601 of the County of Cook and State of Illinois for and in consideration of Ten and No/100ths (\$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 18th day of December 1990 known as Trust Number 25378, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 20 in Block 2 in Wassell, Bramberg & Co.'s North Avenue Home Addition to Austin, being a Subdivision of the North Half of the West Half of the East Half of the West Half of the Northeast Quarter of Section 5, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index No. 16-05-210-017  
Commonly known as 1405 N. Mayfield, Chicago, IL 60651

This instrument prepared by:  
RICHARD D. GLICKMAN  
111 W. Washington  
Chicago, IL 60602

Grantee's Address: 400 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 acquire, manage, protect and subdivide said premises or any part thereof, to dedicate public streets, highways or alleys and to create 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 trustee 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, by lease to commence in the 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 options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of having the amount of present or future rentals, in partition or to exchange said property, or any part thereof, assessed appurtenant to said premises or any part thereof, with said property and any 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 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, (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 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 that at the time same is made by a successor or successors to said trustee, 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 said trustee and their 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 Register of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or in the index, 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, 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 caused its name to be signed to these presents by its President and sole Shareholder this 12th day of April, 1993.

(Seal) O.I.A., INC. (Seal)

By: *Ronald G. Ohr* (Seal)  
Ronald G. Ohr, President

State of Illinois Richard D. Glickman a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Ronald G. Ohr, personally known to me to be the President and sole Shareholder of O.I.A., INC., an Illinois corporation, and

personally known to me to be the same person, is subscribed to the foregoing instrument, appeared before me for the purpose and acknowledged that such deed, trust deed, mortgage, lease or other instrument as aforesaid was and voluntarily and for the usual purposes therein set forth, including the release and waiver of the right of homestead.

President & Shareholder  
"OFFICIAL SEAL"  
RICHARD D. GLICKMAN  
Notary Public, State of Illinois  
My Commission Expires 9/2/95

*Ronald G. Ohr*  
Notary Public

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23M

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
25.00  
Cook County  
REAL ESTATE TRANSACTION TAX  
12.50  
CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
187.50  
93301341

MAIL TO: CHLOE ARLAN ESQ.  
3040 N. MAYFIELD AVE.  
CHICAGO IL 60651

1405 N. Mayfield  
Chicago, IL 60651  
For information only insert street address of above described property.

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