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FILED FOR RECORD
APR 25 1993

93319985

WARRANTY DEED IN TRUST

93319985

COOK
00-001-010
14328

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor, O.I.A., INC., an Illinois corporation, with its principal place of business located at 200 North Dearborn Street, Suite 1101, in the City of Chicago, 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 22 in Block 4 in W.C. Reynolds' Subdivision of the East Half of the Northeast Quarter of the Northwest Quarter of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index No. 16-09-112-017

Commonly known as 609 N. Lockwood, Chicago, IL 60644

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60649

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted in said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parts, streets, highways or alleys and to vacate any subdivisions or part thereof, and in subdivision 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 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 lease in compliance 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 options to renew leases and options to purchase the whole or any part of the premises and 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 using the amount of present or future rentals or portions or in 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 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, but 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 terms, 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 and predecessors 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, profits 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, profits 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 records 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, releases, and renounces 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 21st day of April, 1993.

This instrument prepared by: (Seal)
RICHARD D. GLICKMAN
111 W. Washington - 1025 (Seal)
Chicago, IL 60602

O.I.A., INC. (Seal)
By: *R. Glickman* (Seal)
Its President and Sole Shareholder

State of Illinois, County of Cook, I, Richard D. Glickman, a Notary Public in and for said County, do hereby certify that Ronald G. Ohr, the President and Sole Shareholder of O.I.A., INC., an Illinois corporation,

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 21st day of April, 1993, 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 waiver of the right of homestead.

as President and Sole Shareholder aforesaid.

"OFFICIAL SEAL"
RICHARD D. GLICKMAN
Notary Public, State of Illinois
My Commission Expires 8/2/96

Given under my hand and notarial seal this 21st day of April 1993
[Signature]
Notary Public

AFTER RECORDING, MAIL TO
CHLOE ARLEN
2040 N. SHEPPARD
CHGO IL 60614

609 N. Lockwood
Chicago, IL 60644
For information only report street address of above described property.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
2000
CITY OF CHICAGO
REAL ESTATE PARAFFIN
4241
1500

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