

# UNOFFICIAL COPY

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QUIT CLAIM DEED IN TRUST  
THIS INSTRUMENT PREPARED BY:  
Attorney Luis G. Camilo  
4445 West Wrightwood Boulevard  
P220A N-75 Chicago, Illinois 60639

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor WILLIAM V. BORRERO

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 quit claims unto the PIONEER BANK & TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 24th day of May, 19 94, known as Trust Number 25867, the following described real estate in the County of COOK and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO  
AND BY THIS REFERENCE MADE A PART HEREOF

EXEMPT UNDER PARAGRAPH (e) OF SECTION 4 OF  
THE REAL ESTATE TRANSFER TAX ACT.

DATE: 5/25/94 BY: William V. Borrero  
BOYER/SELLER/REPRESENTATIVE

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, 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 options to renew leases and options to purchase the whole or any part of the reversion and to contracts respecting the manner of fixing the amount of present or future rentals, 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 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 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 terms, 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 (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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them in 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 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, surrenders 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.

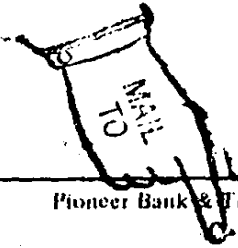
In Witness Whereof, the grantor William V. Borrero hereunto set his hand and seal this 24th day of May, 19 94.

(Seal) William V. Borrero (Seal)  
WILLIAM V. BORRERO  
(Seal) (Seal)

State of ILLINOIS ss. I, the undersigned a Notary Public in and for said County, in the County of COOK the state aforesaid, do hereby certify that WILLIAM V. BORRERO

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 he signed the same as his free and voluntary act, for the uses and purposes therein expressed, and that he was duly authorized and empowered to execute and deliver the same and the waiver of the right of homestead.

Given under my hand and seal of office this 25th day of May, 19 94.  
My Commission Expires 4/28/98



Pioneer Bank & Trust Company

Box 22

PARCEL NO. 1: 4245 W. Division St., Chgo  
PARCEL NO. 2: 2414 N. Tripp Ave., Chgo.

For information only insert street address of above described property.

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

9466466

Document Number

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Property of Cook County Clerk's Office

91851645

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## LEGAL DESCRIPTION RIDER

**PARCEL NO. 1:** Lot Nineteen (19) in Givins, Gilbert and Wallace's Subdivision of the North (N) Five (5) Acres of the East Half (E 1/2) of the North West Quarter (NW 1/4) of the South East Quarter (SE 1/4) of Section Three (3), Township Thirty-nine North (39 N), Range Thirteen (13), East (E) of the Third (3rd) Principal Meridian, in Cook County, Illinois.

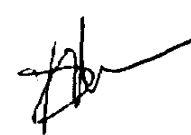
**c/k/a:** 4245 West Division Street, Chicago, Illinois 60651

**PERMANENT INDEX NUMBER:** 16-03-401-004-0000

**PARCEL NO. 2:** Lot Seventeen (17) in Block Seven (7) in Keeney and Penberthy's Addition to Pennock, being a Subdivision of the South West Quarter (SW 1/4) of the South West Quarter (SW 1/4) of Section Twenty-seven (27), Township Forty North (40 N), Range Thirteen (13), East (E) of the Third (3rd) Principal Meridian, in Cook County, Illinois.

**c/k/a:** 2414 North Tripp Avenue, Chicago, Illinois 60639

**PERMANENT INDEX NUMBER:** 13-27-418-026-0000



946E1646

DEPT OF RECORDING \$25.00  
T#0004 TRAX #725 07/28/94 10:15:00  
#7439 L.F. #4-24-664646  
COOK COUNTY RECORDER

946E1646

07/28/94



~~STATEMENT BY GRANTOR AND GRANTEE~~  
**UNOFFICIAL COPY**

The Grantors or their agent affirms that, to the best of their knowledge, the name of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATE: May 24, 1994

William V. Borrero  
WILLIAM V. BORRERO

Subscribed to and sworn before me by the said Grantors, this 24th day of May, 1994.

*[Signature]*  
"OFFICIAL SEAL"  
Notary Public, State of Illinois  
My Commission Expires 4/28/95

The Grantees or its agent affirms and verifies that the names of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATE: May 24, 1994

William V. Borrero  
WILLIAM V. BORRERO

Subscribed to ~~OFFICIAL SEAL~~ before me by the said ~~GRANTEES~~ this 24th day of May, 1994.

*[Signature]*  
NOTARY PUBLIC  
My Commission Expires 4/28/95

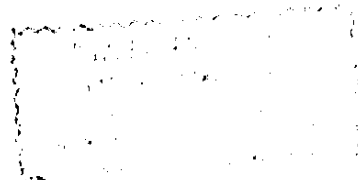
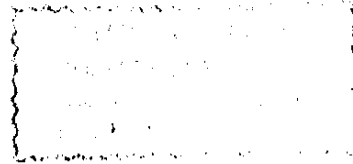
NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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

94EE1635

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