

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor(s), **MENTOR, INC. CORPORATION OF ILLINOIS**, a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said Corporation, do(es) hereby CONVEY and WARRANT unto **PIONEER BANK AND TRUST COMPANY**, an Illinois corporation, as Trustee under the provisions of a trust agreement dated the 1st day of August, 1989, and known as trust number 25158, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 76 IN OAKTON GARDENS BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1993 and subsequent years.

PH: 09-29-101-019
Address: 1747 Webster Lane, Des Plaines, Illinois 60016

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 or 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 demise the term of 199 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 contract respecting the manner of taxing 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 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, so 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, so 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 and in some amendment thereof and binding upon all beneficiaries thereunder, so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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, next 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 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.

In Witness Whereof, said grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed by its President, and attested to by its Secretary, this 24th day of August, 1994.

MENTOR, INC. CORPORATION OF ILLINOIS

Attest:

By: Robert E. Stanneyer (SEAL)
Robert E. Stanneyer
President

Maribeth K. Stanneyer (SEAL)
Maribeth K. Stanneyer
Secretary

Corporate Seal

COOK CO. NO. 016
057165

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT OF REVENUE
1990

232

COOK COUNTY
TRANSACTION TAX
59.50

1994-08-24-11-22-21-1885

BOX 333-CTI

94867107

This instrument was prepared by: Richard N. Toth, 8837 Major, Morton Grove, Illinois 60053.

Mail To:

SEND SUBSEQUENT TAX BILLS TO:

Pioneer Bank & Trust Company
4000 West North Avenue
CHICAGO, IL

NINCOBERT A. PETRANEOSTA
1641 KINGSTON CT.
DES PLAINES, IL 60018

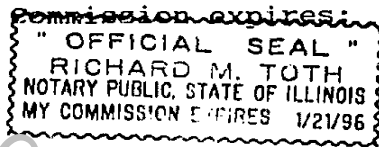
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STATE OF ILLINOIS, COUNTY OF COOK, ILL.

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT E. STANMEYER, personally known to me to be the President of the MENTOR, INC. CORPORATION OF ILLINOIS, and MARIBETH K. STANMEYER, personally known to me to be the Secretary of said corporation, and 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 severally acknowledge that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of the corporation, for the uses and purposes set forth therein.

Given under my hand and official seal this 17th day of August, 1994.


Notary Public



Property of Cook County Clerk's Office

1994 OCT -6 PM 2:48 94867107

COOK COUNTY, ILLINOIS
CLERK OF COURT
JAMES R. COOPER

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