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\$25.50

WARRANTY DEED IN TRUST

This Instrument Prepared By: DANIEL N. WLODEK PIONEER BANK & TRUST CO. Chicago, Illinois 60639

94930858

THIS ABOVE SPACE FOR RECORDERS USE ONLY

51416950

10003 TRAN 8443 11/01/94 15:20:08 #2829 # J J # - 9 4 - 9 3 0 8 5 8 COOK COUNTY RECORDER

DEPT-01 RECORDING

THIS INDENTURE WITNESSETH, That the Grantor **RAFAEL A. ORTIZ and DIANA ORTIZ, his wife** of the County of **COOK** and State of **ILLINOIS** for and in consideration of **(\$10,000)** 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 **11th** day of **October** 19**94** known as Trust Number **25928**, the following described real estate in the County of **COOK** and State of Illinois, to-wit:

Lot One (1) in Block Four (4) in Pierce's Humboldt Park Addition, said Addition being a Subdivision of the East Half (E 1/2) of the North East Quarter (NE 1/4) of the North East Quarter (NE 1/4) and the North West Quarter (NW 1/4) of Section Two (2), Township Thirty-nine North (39 N), Range Thirteen (13), East (E) of the Third (3rd) Principal Meridian, in Cook County, Illinois.

c/k/a: 1524 North Kedzie Avenue, Chicago, Illinois 60651
PERMANENT INDEX NUMBER: 16-02-207-024-0000

EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH (c) OF THE REAL ESTATE TRANSFER ACT. **94930858**

DATE: 10-28-94 BY: [Signature]
Buyer/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 incur, 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 lease 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 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 purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rents, 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 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 or lease or other instrument. (c) 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 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 its, his 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 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 waive and release 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 **S** **ve** hereunto set their **S** hand **S** and seal **S** this **11th** day of **October** 19**94**

[Signature] (Seal) [Signature] (Seal)
RAFAEL A. ORTIZ **DIANA ORTIZ**

State of **ILLINOIS** the undersigned, **RAFAEL A. ORTIZ and DIANA ORTIZ, his wife** ss. Notary Public in and for said County, in the State aforesaid, do hereby certify that

S **S** **are** personally known to me to be the same person whose name **S** **are** **and** to the foregoing instrument, appeared before me this **11th** day of **October** and acknowledged that

signed, sealed and delivered the said instrument as **free** and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this **11th** day of **October** 19**94**

OFFICIAL SEAL
ROSA BETTE CORTES
Notary Public, State of Illinois
My Commission Expires 3-14-98

Pioneer Bank & Trust Company

Box 22

1524 North Kedzie Avenue
Chicago, Illinois 60651

For information only (insert street address of above described property)

Document Number

2550
[Signature]

UNOFFICIAL COPY

PROPERTY

94020838

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantors or their agent affirms that, to the best of their 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

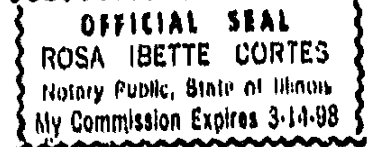
DATE: October 11, 1994

Rafael A. Ortiz
RAFAEL A. ORTIZ

Diana Ortiz
DIANA ORTIZ

Subscribed to and sworn before me by the said Grantors, this 11th day of October, 1994.

Rosa Ibette Cortes
NOTARY PUBLIC



The Grantee or its 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

PIONEER BANK & TRUST CO., T/U/T
No. 25928 dtd. 10/11/94, and
not personally,

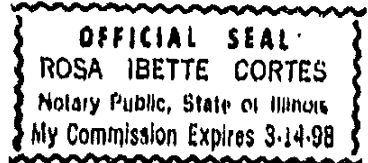
DATE: October 11, 1994

Daniel N. Wlodek
DANIEL N. WLODEK - Trust Ofcr.

Subscribed to and sworn before me by the said Grantee, this 11th day of October, 1994.

Rosa Ibette Cortes
NOTARY PUBLIC

94930358



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).