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GEORGE E. COLE®
LEGAL FORMS

No. 804

WARRANTY DEED IN TRUST

Statutory (Illinois)

(Corporation to individual) TRUST

95716778

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

Wells Community Center, An Illinois Corporation

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00)

DOLLARS, and other good and valuable considerations

in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

PIONEER BANK + TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 17TH DAY OF DECEMBER, 1990, KNOWN AS TRUST 2578

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in State of Illinois, to wit

Lot 46 in Block 3 (Except that part taken for Street) in E. P. Stevens Addition to Chicago, A Subdivision of the East 1/2 of the South East 1/4 of the Northwest 1/4 of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SEE TRUSTEE POWERS ATTACHED

Grantor's Address 4000 W North Ave Chicago IL 60634

Permanent Real Estate Index Number(s): 16-09-117-009-0000

Address(es) of Real Estate: 5237 W. Ohio St., Chicago, Illinois 60644

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 1995 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this day of Oct 11, 1995.

Wells Community Center

(Name of Corporation)

Impress
Corporate Seal
Here

By Juanita Wells

Attest: Mazell Young

Juanita Wells
Mazell Young

President

Secretary

RECORDING \$27.00
TRAN 7066 10/20/95 10:23:00
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

2700

95716778

191
75018 800 10/11/95

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WARRANTY DEED
Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Juanita Wells personally known to me to be the _____ President of the _____

▲ "OFFICIAL SEAL" ▲
▲ BURNIS BROWN, JR. ▲
▲ Notary Public, State of Illinois ▲
▲ My Commission Expires 2/26/97 ▲
corporation, and Mazell Young personally known to me to be _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said

IMPRESS
NOTARIAL SEAL
HERE

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 said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of OCTOBER 19 97
Commission expires Feb 26 1997 Burnis Brown, Jr.
NOTARY PUBLIC

This instrument was prepared by Albert G. Terrell, 1355 N. Clark, Chicago, Illinois 60610
(Name and Address)

MAIL TO: PIONEER BANK
4000 W NORTH AVE
CHICAGO IL 60639
(Address)
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. **BOX 333-CTI**

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COOK
CD. NO. 016
244169



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT 19 1995 DEPT. OF REVENUE
26.00

273032

Cook County

REAL ESTATE TRANSACTION TAX
REVENUE STAMP OCT 19 1995
13.00



PROPERTY OF COOK COUNTY CLERK'S OFFICE
195

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To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, 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 in futuro, 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 renew leases 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 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 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, (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 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 cases made and provided.

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