

UNOFFICIAL COPY

95291908

WARRANTY DEED IN TRUST  
THIS INSTRUMENT WAS PREPARED BY  
Attorney Jonah Rosenberg  
39 S. LaSalle, Chicago, IL

THIS INDENTURE WITNESSETH, That the  
Grantors, LEROY BELL, TYRONE  
WALKER, ANDREA WALKER,  
TERRELL JERMAINE WALKER,  
EDGAR WALKER, JR., EDO WALKER,  
SADIE LATRICE WALKER, a minor  
by Guardians LEROY BELL and  
ALICIA WALKER,

DEPT-01 RECORDING 327.50  
11001: TRAN 8683 05/03/98 14:45:00  
43670 : RM : 4-21-98 12:08  
COOK COUNTY RECORDER

The above space for recorders use only

of the County of Cook and State of Illinois for and in consideration of  
Ten Dollars and No/100, 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:

SEE ATTACHED LEGAL DESCRIPTION ON PAGE 3.

95291908

Commonly Known As 639 North Parkside Ave., Chicago, Illinois 60644.

PIN: 16-08-215-007

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 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.

ATTORNEY'S NATIONAL  
TITLE NETWORK, INC

2750  
1 of 3

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80502516

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY 2005  
REVENUE  
10.50

Cook County  
REAL ESTATE TRANSACTION TAX  
MAY 2005  
REVENUE  
105.50

In no case shall any party dealing with said trustee in relation to any 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.

This conveyance is made upon the express understanding and conditions that neither Pioneer Bank & Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provision of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 S \_\_\_\_\_ 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 \_\_\_\_\_ aforesaid ha \_\_\_\_\_ hereunto set \_\_\_\_\_ their \_\_\_\_\_ hands \_\_\_\_\_ and seals \_\_\_\_\_ this \_\_\_\_\_ thirtieth \_\_\_\_\_ day of \_\_\_\_\_ March, \_\_\_\_\_ 1995 \_\_\_\_\_

SEE ATTACHED SIGNATURES ON PAGE 3.

(Seal)

(Seal)

(Seal)

(Seal)

1995 MAR 30

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05001008

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## LEGAL DESCRIPTION OF DEEDED PREMISES:

LOT 10 (EXCEPT THE NORTH 3 FEET THEREOF) IN BLOCK 3 IN AUSTIN, A SUB-DIVISION OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS GRANTORS SIGNATURE PAGE IS ATTACHED TO DEED DATED 03/30/95 GRANTING HEREIN SUBJECT PREMISES TO PIONEER BANK & TRUST COMPANY under Trust No. 25378 dated 12/18/90.

Leroy Bell  
LEROY BELL

Alicia Walker  
ALICIA WALKER

Tyrone Walker  
TYRONE WALKER

Edgar Walker, Jr.  
EDGAR WALKER, JR.

Andrea Walker  
ANDREA WALKER

Edo Walker  
EDO WALKER

Terrell Jermaine Walker  
TERRELL JERMAINE WALKER

SADIE LATRICE WALKER, minor,  
by Guardians:

Leroy Bell  
LEROY BELL

Alicia Walker  
ALICIA WALKER

STATE OF ILLINOIS )  
COUNTY OF COOK )

95231800

I, Jonah Rosenberg, a Notary Public in and for said County, in the State aforesaid, do hereby certify

LEROY BELL, ALICIA WALKER, TYRONE WALKER, EDGAR WALKER, JR., ANDREA WALKER, EDO WALKER, TERRELL JERMAINE WALKER and SADIE LATRICE WALKER, minor, by Guardians LEROY BELL and ALICIA WALKER,

personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed, sealed and delivered of said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

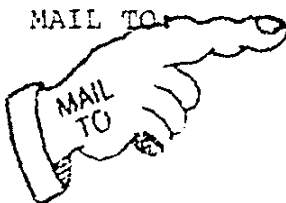
GIVEN UNDER my hand and seal this 11 day of April, 1995.

"OFFICIAL SEAL"

Jonah Rosenberg  
NOTARY PUBLIC

Prepared by: JONAH ROSENBERG, 39<sup>th</sup> S. LaSalle, #1015, Chicago, IL 60603

MAIL TO: Pioneer Bank & Trust Company  
Box 22



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