WARRANTY DEED IN TRUST THIS INSTRUMENT PREPARED BY:

ROBERT E. BIRKMEYER

THIS INDENTURE WITNESSETH, That the Grantor,
DICKENS CENTRAL PROPERTIES,
INC.
77 W. Washington St. Ste. 505
Chicago, IL 60602
an Illinois Corporation,

96574740

. DEPT-01 RECORDING

\$27.00

- . T#0012 TRAN 1480 07/26/96 13:19:00
- . \$8695 \$ CG *--96-574740
- COOK COUNTY RECORDER

The above space for recorders use only

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of the County of Co

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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 GUS DOMENECH, divorced and not since remarried,

, the following

described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 14, 15, 16 AND 17 IN THE SUBDIVISION BY WILLIAM H. PHINNEY OF
BLOCK 10 IN HARDING'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST
1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-11-218-028

Address of Property: 3432-40 W. Franklin Blvd., Chicago, IL 60624

BOX 333-CTI

Grantee's Address: 1841 West Walnut, Chicago, Illings 60612

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the usus and purposes herein and in said rust 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 en 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 ali 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 praesenti 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 198 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.

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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 it mortgaged by said trustee, by 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 feed, 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 antered 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 what oever 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 hereby experience of any and all statutes of the State otherwise.	oressly waive of Illinois, providing	and releaseeny and all right or benefit under and by for the exemption of homesteads from sale on execution or
In Witness Whereof, the grantor	aforesaid has	hereunto set its corporate seal and
		TKXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
MXXXX has caused its name attested by its Secretary	to be signed, this 22nd d	(1)19/1
DICKENS CENTRAL PROPERTIE	S. IN(Seal) B	ROBERT E. BIRKMEYER, President
	ATTEST: (Seal)	John W. CHAVERIAT, Secretary (Seni)

STATE OF ILLINOI	<u>s</u>	CHARLENE FOLGER
COUNTY OF COOK	} SS. a	Notary Public in and for said County, in the state aforesaid, do herebrify that ROBERT E. BIRKMEYER, President of
DICKENS CENTRAL	1	, and JOHN W. CHAVERIAT, Secretary of
DICKENS CENTRAL	PROPERTIES, INC.	
•	subscribed to the acknowledged the <u>their</u> fr	to me to be the same person S whose name S are to foregoing instrument, appeared before me this day in person and they signed, sealed and delivered the said instrument are and voluntary act, for the uses and purposes therein set forthwase and waiver of the right of homestead.
		hand and notarial seal this 22nd day of July
**CFFICIAL SEAT Charles Tolks or Notary Public, State of M. My Commission Institute of Management of	19 <u>96</u> .	Man Public
PREPARED BY:		
John W. Chaveriat 77 West Washington Suite 505 Chicago, IL 60602	Street	For information only insert street address of the above described property.
AFTER RECORDING RET	JRN TO:	Mail subsequent Real Estate Tax Bills to:
Carl P. Palladinett: 4321 North Elson Ave Chicago, IL 60641		Name
SI S	ATE OF ILLINOIS RESINTE TRANSFER IA	Address
RB (C775)		City/State/Zip
rs Sook Co		* CITY OF CHICAGO *
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Property of Cook County Clerk's Office

UNOFFICIALICOPY 43388 HANGE OF INFORMATION FORM

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- changes must be kept in the space limitations shown
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY

2. O NOT use punctuation

4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number

If you do not have enough room for your full name, just your last name will be adequate

Property index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

STATE:

ZIP:

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT



STATE:

ZIP:

Property of Cook County Clerk's Office