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96209410

WARRANTY DEED IN TRUST

THIS INSTRUMENT PREPARED BY:

Ulana Baransky, Attorney
7024 N. Monon, Chicago IL 60646

THIS INDENTURE WITNESSETH, That the Grantor, MARY FERGUSON, a Widow and not since remarried

7516107
LAWSON F2

DEPT-01 RECORDING \$27.00
T#0012 TRAN 9661 03/19/96 10:18:00
\$4588 \$ CG *-96-209410
COOK COUNTY RECORDER

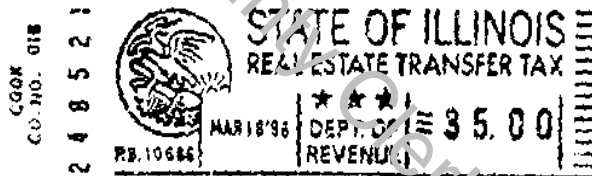
The above space for recorders use only

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 2nd day of June, 1995, known as Trust Number 26025, the following described real estate in the County of Cook and State of Illinois, to-wit:

2700 RP

Lot 26 in Block 2 in Rood's Subdivision of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

p.i.n. 16-04-406-019



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 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 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.

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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 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 _____ hereby expressly waive _____ and release _____ 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 _____ aforesaid ha^s hereunto set _____ her
_____ hand _____ and seal _____ this 8th day of March _____

1996

(Seal)

Mary Ferguson
MARY FERGUSON

(Seal)

(Seal)

(Seal)

95209111

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STATE OF Illinois

I, Ulana M. Baransky

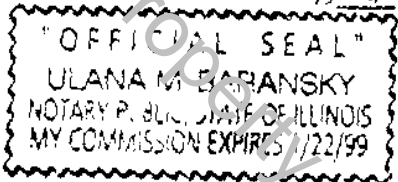
COUNTY OF Cook

SS.

a Notary Public in and for said County, in the state aforesaid, do hereby certify that MARY FERGUSON, a widow and not since remarried

personally known to me to be the same person _____ whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 8th day of March 1976.



Ulana M. Baransky
Notary Public

Pioneer Bank & Trust Company

4850 W. Thomas
Chicago, Ill. 60651

For information only insert street address of the above described property.

Mail subsequent Real Estate Tax Bills to:

Pioneer Bank & Trust TR#26025

Name

4000 W. North Ave.

Address

Chicago, Ill. 60638

City/State/Zip

Box 22

Return to: ~~Frank Wrobel~~
~~Attorney at Law,~~
~~1141 N. Damen~~
~~Chicago, Ill. 60622~~

Cook County

STATE TRANSFER

17.50

17.00

CHICAGO

TRANSACTION TAX

262.50

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60217

MAPPING SYSTEM

Change of Information

Scannable document - read the following rules

1. Changes must be kept within the space limitations shown...
2. Do Not use punctuation...
3. Print in CAPITAL letters with black pen only...
4. Do Not Xerox form...
5. 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 don't have enough room for your full name, just your last name will be adequate...
- Property Index numbers (PINs) must be included on every form...

PIN NUMBER:

1 6 - 0 4 - 4 0 6 - 0 1 9 - 0 0 0 0

NAME/TRUST#:

P I O N E E R B A N K & T R # 2 6 0 2 5

MAILING ADDRESS:

4 0 0 0 W. N O R T H A V E.

CITY:

C H I C A G O

STATE:

I L

ZIP CODE:

6 0 6 3 9 -

MAR 15 1996

PROPERTY ADDRESS:

4 8 5 0 W. T H O M A S

CITY:

C H I C A G O

STATE:

I L

ZIP CODE:

6 0 6 5 1 -

County Clerk's Office

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