

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:
Brian Meltzer
One IBM Plaza - Suite 4530
Chicago, Illinois 60611
~~1800 East 11th Street~~

24 373 224

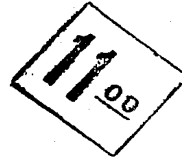
The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors JOSEPH M. GARFIEN and REVA GARFIEN, his wife

of the county of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto the HERITAGE/PULLMAN BANK AND TRUST COMPANY, a corporation of Illinois, whose address is 1000 East 11th Street, Chicago, Illinois 60628, as Trustee under the provisions of a trust agreement dated the 20th day of February 1978, known as Trust Number 71-81572 the following described real estate in the County of Cook and State of Illinois, to-wit:

An undivided one-third interest in the following described real estate:

See rider attached hereto.



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 subdivide 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 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, extend and 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 and from time to time, 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 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 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 of the deed of 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 thereto, and (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 a certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon conditions", 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 have hereunto set their hand/s and seal/s this 20th day of February 1978.

Joseph M. Garfien (Seal)
Joseph M. Garfien (Seal)

Reva Garfien (Seal)
Reva Garfien (Seal)

After recording return to:
HERITAGE/PULLMAN BANK AND TRUST COMPANY
Recorders Box 413

For information only insert street address of above described property.

3/2/78
Eileen Under
Fidelity
Transfer Tax
Sharon Bithman Representative

24 373 224

This space for affixing Riders and Revenue Stamps

Document Number

Property of Cook County Clerk's Office

LEGAL DESCRIPTION RIDER

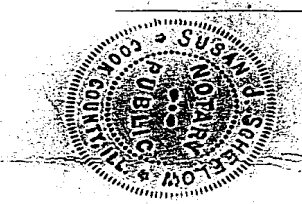
That part of the South East quarter of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at a point marked by a stone, 2803.58 feet East of the point where the North line of 119th Street is bisected by the East line of South Ashland Avenue (as existing on July 24, 1924); thence continuing East along the North line of 119th Street 840.10 feet to a point, said point being 237.44 feet West of the West line of South Morgan Street; thence North on a line forming an angle of 89 degrees 56 minutes West of the last described line as measured in the fourth quadrant 596.69 feet to the South line of West 118th Street; thence West 840.38 feet to a point; thence South 597.14 feet to the point of beginning in the West half of the South East quarter of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

94 573 224

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State of ILLINOIS)
County of COOK) SS. SUSAN J. SCHEFLOW a Notary Public in and for said County, do hereby certify that JOSEPH M. GARFIELD and REVA GARFIELD, his wife



personally known to me to be the same person S whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 20th day of February 19 78

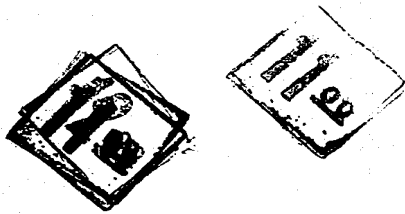
Susan J. Schefflow
Notary Public

After recording return to:
HERITAGE/PULLMAN BANK AND TRUST COMPANY, INC. DN 3 39
Recorders Box 413
RECORDER OF DEEDS
COOK COUNTY ILLINOIS

RECORDER Edmund P. Wilson

MAR-22-78 30590 24373224 A - REC 11.00

Property of Cook County Clerk's Office



24373224

BOX 413

TRUST No. _____

DEED IN TRUST
(WARRANTY DEED)

TO
HERITAGE/PULLMAN BANK
AND TRUST COMPANY
TRUSTEE

Heritage/Pullman Bank
1000 East 11th Street, Chicago, IL 60608
(Formerly Pullman Bank and Trust Company)

4-1-06-03

END OF RECORDED DOCUMENT