

UNOFFICIAL COPY

Exempt under provisions of Paragraph C, Section 4,
Real Estate Transfer Tax Act

25279698

12/12/79
Date

Buyer, Seller or Representative

This Indenture Witnesseth That the Grantor (s) MANUEL ARELLANO,
Divorced and not since remarried

of the County of COOK and State of ILLINOIS for and in consideration
of TEN DOLLARS AND NO/100THS (\$10.00) Dollars,

and other good and valuable considerations in hand, paid, Convey S and Quit-Claims S unto
HAFAM TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois,
as Trustee under the provisions of a trust agreement dated the 10th day of December 19 79,
known as Trust No. 40092, the following described real estate in the County of COOK
and State of Illinois to-wit:

Lot 186 in Rixton Hills Subdivision First Addition, a part
of the Southeast Quarter (except the North 78 acres thereof)
of Section 27, Township 35 North, Range 13, East of the
Third Principal Meridian, the plat thereof which was recorded
September 14, 1967, in Plat Book 745, Page 4, in
the Office of the Recorder of Cook County, Illinois, as
Document No. 20260383 in Cook County, Illinois.

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 re-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 lease, to mortgage, to otherwise encumber said property, or
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 assist, to dedicate, to mortgage, to 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 lease
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, extend, amend or vary any such lease 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 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 any part thereof or to
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, in any case
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 agree-
ment 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 other deed
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
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 the, his or their
predecessors 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 case made and
provided.

And the said grantor hereby expressly waives and releases 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 Manuel Arellano hereunto set his hand and
seal 10th day of December 19 79

(SEAL) Manuel Arellano (SEAL)
Manual Arellano (SEAL)

THIS INSTRUMENT WAS PREPARED BY
James J. Ferner 10455 S. Campbell, Chicago, IL

25279698

UNOFFICIAL COPY

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

STATE OF ILLINOIS
COUNTY OF COOK

Christina M. Tyler
DEED 12-79 CHRISTINA M. TYLER 698 & A 10.00

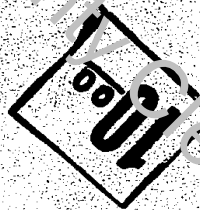
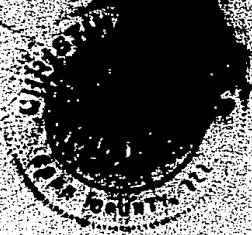
I, Notary Public, in and for said County, in the State aforesaid, do hereby certify that
MANUEL ARELLANO, Divorced and not since remarried

_____ is
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
he _____ signed, sealed and delivered the said instrument as _____ his
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 _____ 12th _____ day

of _____ December _____ 1979
Christina M. Tyler
Notary Public.

My Commission Expires November 22, 1980



65279698

BOOK #

PAGE NO.

DEED IN TRUST

TO

NAME TRUST AND SAVINGS BANK

TRUSTEE

PROPERTY ADDRESS

COOK COUNTY ILLINOIS
NOTARY PUBLIC

11-1-79