

THIS INSTRUMENT PREPARED BY:

BARBARA A. ARVIA  
1000 East 111th Street

26 568 276

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantor, BARBARA A. ARVIA, a spinster,

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, Conveys and Warrants unto the HERITAGE/PULLMAN BANK AND TRUST COMPANY, a corporation of Illinois, whose address is 1000 East 111th Street, Chicago, Illinois 60628, as Trustee under the provisions of a trust agreement dated the 17th day of March 19 83, known as Trust Number 71-81857 the following described real estate in the County of Cook and State of Illinois, to-wit:

65-98-641-0

Lots 43, 44, 45 and that part of Lot 46 lying Northerly on the following described line, beginning at a point on the Westerly line of said Lot 46, being the Easterly line of Charles Street, a distance of 7 feet, 2 1/2 inches, Northerly of the Southwest corner of said Lot 46, thence North Easterly at right angles to said Westerly line, a distance of 217 feet, 3 1/2 inches to a point on the Easterly line of said Lot 46, a distance of 15 feet, 1 1/2 inches Northerly of the Southeast corner of said Lot 46, all in Howard Oviatt's Subdivision of Lots 1 to 17 inclusive and Lots 25, 26, 29 and 30 of Block 5 and Lots 15, 16, 18, 19 and 20 of Block 3 in Hilliard and Dobbins First Addition to Washington Heights, a subdivision of the East 1/2 of the Northeast 1/4 of Section 7 and the West 1/2 of the Northwest 1/4 of Section 8, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1983 APR 13 PM 3:27

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This space for affixing Riders and Revenue Stamps

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

Buyer, Seller or Representative  
Date

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 redivide 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 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 raising 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 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 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 his, 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 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, surrenders and releases, 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 has hereunto set her hand and seal this 18th day of MARCH 1983

(Seal) BARBARA A. ARVIA (Seal)

THIS INSTRUMENT PREPARED BY BARBARA A. ARVIA, 1000 E. 111th St., Chicago, IL 60628

25-07-220-062

26 568 276

After recording return to:  
HERITAGE/PULLMAN BANK AND TRUST COMPANY  
Recorders Box 67

For information only insert street address of above described property.

BOX 67

26 568 276

State of Illinois County of Cook SS. Victoria P. Baker a Notary Public in and for said County, in the state aforesaid, do hereby certify that BARBARA A. ARVIA, a spinster of 1000 E. 11th Street, Chicago, Illinois.



personally known to me to be the same person whose name she 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 1st day of April 1983

Victoria P. Baker  
Notary Public

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


Property of Cook County Clerk's Office

BOX BOX 67

TRUST No.

DEED IN TRUST  
(WARRANTY DEED)

TO  
HERITAGE/PULLMAN BANK  
AND TRUST COMPANY  
TRUSTEE

 Heritage/Pullman Bank  
1000 East 11th Street, Chicago, Ill. 60628  
(formerly Pullman Bank and Trust Company)

4-10609

END OF RECORDED DOCUMENT