

27457269

This Indenture Witnesseth, That the Grantors ANTONIO ARROYO and

AMALIA ARROYO, HIS WIFE

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

and other good and valuable consideration in hand paid, Convey and Warrant unto NORTHWEST NATIONAL BANK of Chicago, a national banking association, of Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 17th day of November 1984 known as Trust Number 10-075350-8, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 3 in Block 4 in Robert Pottinger Company's Subdivision of Blocks 4 and 5 and the South 1/2 of Block 6 in Bickerdike's second addition to Irving Park, a subdivision of the west 3/4 of the South 1/2 of the North East 1/4 (Except 1.27 acres in the South East corner thereof) All in Section 23, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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

2-26-85 Date

NORTHWEST NATIONAL BANK OF CHICAGO,

as Trustee under Trust No. 10-075350-8

By: [Signature] Vice President

Land Trust Officer

ADDRESS OF PROPERTY: 3741 N. St. Louis Ave., Chicago, IL 60615 REAL ESTATE TAX IDENTIFICATION NO. 13-23-219-007

ADDRESS OF GRANTEE: 3985 N. Milwaukee Ave., Chicago, IL 60641

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for 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, power, authority, 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 in 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 199 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 partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements, 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 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 or privileged to inquire into any of the terms of said trust agreement, and every deed, of said trustee, 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 was executed in accordance with the trusts, conditions 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 and by said trustee was duly authorized and empowered to execute and deliver 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.

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 cases made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 17th day of November 1984

This instrument prepared by Attorney Leonard F. Kohl 2533 W. Peterson Chicago, Illinois 60659

[Signature] ANTONIO ARROYO (SEAL)

[Signature] AMALIA ARROYO, HIS WIFE (SEAL)

27457269 NO TAXABLE CONSIDERATION

UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS. DIANE S. SADAUSKY

a Notary Public in and for said County, in the State aforesaid, do hereby certify that ANTONIO ARROYO AND AMALIA ARROYO, HIS WIFE

personally known to me to be the same person S whose name S 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 17th day of November A. D. 1984

*Diane S. Sadausky*  
Notary Public

Property of Cook County Clerk's Office

FEB 28 02 51 771 27457269 A - REC 11.00

28 FEB 65 10:50

11.00

Box 246  
Trust No.

Deed in Trust  
WARRANTY DEED

ADDRESS OF PROPERTY

TO  
NORTHWEST NATIONAL BANK OF CHICAGO  
IRVING PARK AND CIGERO AT MILWAUKEE  
TRUSTEE

0746F M

END OF RECORDED DOCUMENT