

This Indenture Witnesseth, That the Grantor SOUTHWEST SCHOOL OF BUSINESS, Inc., an Illinois Corporation of the County of Cook and State of Illinoi for and in consideration of -----Ten and no/100----- Dollars, and other good and valuable considerations in hand paid, Convey E and Warrant E unto HERITAGE STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 4th day of AUGUST 19 86, and known as Trust Number 10538 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 151 in South West Highlands at 79th and Kedzie (Unit No. 1) being a Subdivision of the North East Quarter of the North East Quarter of Section 35, Township 38 North, Range 13, East of the Third Principal Meridian (except lands deeded to Railroad and except streets heretofore dedicated) in Cook County, Illinois

Permanent Tax No. 19 35 213 030 m.c

8630 S. Kedzie

11.00

THESE PROVISIONS OF PARAGRAPH B, SECTION 9-1.1-01 OF THE CHICAGO REALTY TRANSFER TAX ORDINANCE

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, OF THE TRANSFER TAX ACT.

9/29/86

James J. Murphy
DATE

9/29/86

James J. Murphy
BUYER, SELLER, REPRESENTATIVE

Exempt under the provisions of Cook County transfer tax ordinance.

10-21-86
Date

Frank Berzman
Buyer, Seller, or Representative

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber, to lease said property, or any part thereof, from time to time, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see that 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said HERITAGE STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all of the premises above described.

And the said grantor 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 aforesaid ha E hereunto set his hand and seal this 4th day of August 19 86.

This instrument prepared by

SOUTHWEST SCHOOL OF BUSINESS, INC. (SEAL)

James J. Murphy (SEAL)
President

THIS DOCUMENT PREPARED BY:
ERNEST T. MURPHY, Attorney at Law
1130 S. Western Ave., Chicago, Ill. 60606

____ (SEAL)

____ (SEAL)

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UNOFFICIAL COPY

BOX 965

TRUST No. 10538

DEED IN TRUST
(WARRANTY DEED)

TO
HERITAGE STANDARD BANK
AND TRUST COMPANY
TRUSTEE

Mail to:
BOX 333 - TH

HERITAGE STANDARD BANK
AND TRUST COMPANY
2400 West 56th St., Evergreen Park, IL 60822

09-01-82

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COOK COUNTY, ILLINOIS
FILED FOR RECORD
1986 OCT 27 PM 3:05

86501648

NOTARY SEAL
JEROME T. MURPHY
Notary Public, State of Illinois
My Commission Expires 8/28/88

Given under my hand and Notarial seal, this _____ day of _____, 1986
Jerome T. Murphy
Notary Public

personally known to me to be the same person whose name _____ sub-
scribed 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.

I, _____
Jerome T. Murphy
a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify,
That _____ Joseph B. Nichols, President, Southwest School
of Business, Inc.,

State of Illinois
County of Cook

Property of Cook County Clerk's Office