

UNOFFICIAL COPY

86158731

This Indenture Witnesseth, That the Grantor HERBERT ROGERS

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, Convey QUIT CLAIM unto HERITAGE STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 17th day of March 1986, and known as Trust Number 10245 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 20 in Block 2 in Vance and Phillip's Boulevard addition in the Northwest  $\frac{1}{4}$  of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I. TAX NO. 16-23-111-021

Exempt under Real Estate Transfer Tax Act 865.2  
Cook County Ord. 95104  
Date 4-23-1986

3716 West Douglas Boulevard, Chicago, Illinois.

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 praesenti or in futuro, and upon any terms and for any period or periods of time not exceeding 98 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 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 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 has hereunto set his hand and seal this April 19 86

This instrument prepared by  
FIRST FAMILY INVESTMENT  
18 S. Michigan  
Suite 920  
Chicago, IL. 60603

HERBERT ROGERS

(SEAL)

(SEAL)

(SEAL)

(SEAL)

86158731

BOX 366

TRUST No. \_\_\_\_\_

**DEED IN TRUST**  
(WARRANTY DEED)

TO  
**HERITAGE STANDARD BANK  
AND TRUST COMPANY**  
TRUSTEE

**UNOFFICIAL COPY**



**HERITAGE STANDARD BANK  
AND TRUST COMPANY**  
2400 West 95th St., Evergreen Park, Ill. 60642

166109188

DEPT-01 RECORDING \$11.00  
T#3333 TRAN 3959 04/23/86 12:39:00  
#4224 # A \*-86-156731

Property of Cook County Clerk's Office

I, Regina Rolling,  
a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify,  
That HERBERT ROGERS, Sr.  
personally known to me to be the same person—whose name—  
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.  
Given under my hand and Notarial seal, this 19 day of April,  
A.D. 1986.  
Notary Public  
Regina Rolling

86156731

State of Illinois }  
County of Cook } ss.