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THIS INSTRUMENT PREPARED BY:

Marie Downs
2025 Dolton Road
Calumet City, Illinois 60409
1000 East 111th Street

UNOFFICIAL COPY

87407674

The above space for recorder's use only

EXEMPT UNDER PROVISIONS OF PARAGRAPH "c", SECTION 4
REAL ESTATE TRANSFER ACT.

DATE July 22, 1987

Buyer, Seller or Representative

Miriam Stone

This space for affixing fiduciary and Revenue Stamps

87407674

Document Number

THIS INDENTURE WITNESSETH, That the Grantor S ALLAN GUSTAFSON and JOYCE GUSTAFSON, his wife

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, Convey s and Warrant s unto the HERITAGE PULLMAN BANK AND TRUST COMPANY, a corporation of Illinois, whose address is 1000 East 111th Street, Chicago, Illinois 60626, as Trustee under the provisions of a trust agreement dated the 15th day of May 19 61, known as Trust Number 5942 the following described real estate in the County of Cook and State of Illinois, to-wit: Lot 7 in Block 2 in Lake Shore and Jackson Park Resubdivision, being the East 1/2 of the West 2/3 of the North East 1/4 of the Southeast 1/4 of Section 24, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois

CKA: Vacant land located at 2311 East 67th Street, Chicago, Ill.)
Permanent Tax NO.: 20-24-405-003 H. Q. O. Dm.

Subject to all conditions and restrictions of record.

12.00

COOK COUNTY CLERK
FILED FOR RECORD

1987 JUL 24 AM 10:56

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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 of 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, 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 lease to commence in present or future, on upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 conditions 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 title, title or interest in or about or easement 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 secure 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, indenture, 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, title, 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 case made and provided.

And the said grantor S hereby expressly waive S and release S any and all rights 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 S do hereby say UP, hereunto set their hand and seal this 22nd day of July 19 87

(Seal) Allan Gustafson (Seal)
(Seal) Joyce Gustafson (Seal)

After recording return to:
HERITAGE PULLMAN BANK AND TRUST COMPANY
Recorders Box 413

For information only insert street address of above described property.

UNOFFICIAL COPY

BOX 413

TRUST No. _____

DEED IN TRUST
(WARRANTY DEED)

TO
HERITAGE PULLMAN BANK
AND TRUST COMPANY
TRUSTEE



1000 East 111th Street, Chicago, IL 60628
Member F.D.I.C. Call (312) 785-1000

(formerly Pullman Bank and Trust Company)

Property of Cook County Clerk's Office

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After recording return to:
HERITAGE PULLMAN BANK AND TRUST COMPANY
Recorders Box 413

COMMISSION Expires
2-10-88
Notary Public

Marie Mary Downs

personally known to me to be the same person as whose name _____ they 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 official seal this _____ 22nd _____ day of _____ July _____ 19 _____ 87

State of Illinois }
County of Cook } ss. _____
Marie Mary Downs
Allan Gustafson and Joyce Gustafson
Notary Public in and for said County, in the State aforesaid, do hereby certify that