

UNOFFICIAL COPY

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10226-0086-209

This Indenture Witnesseth, That the Grantor^s, THEODORE G. RIZO and AURELIA LYNN RIZO, his wife, and HILDA RIZO, divorced and not since remarried of the County of Cook and State of Illinois for and in consideration of Ten and No/100ths Dollars, and other good and valuable considerations in hand paid, Convey and Warrant 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 September 1987, and known as Trust Number 11351 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 45 in Block 15 in Irondale, being a subdivision of the East of Section 13, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index No.: 25-13-205-004 BAM

Address of Property: 10709 South Calhoun, Chicago, Illinois 60617

Subject to: General taxes for 1987 and subsequent years; all easements of record and public roads and highways, if any; special taxes or assessments for improvements not yet completed; conditions and covenants of record as to use and occupancy; easement for public utilities and other easements of record; party walls, party wall agreement; party driveways; walks and passageways; public roads and highways.

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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 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^s 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^s aforesaid have hereunto set their hands and seal this 6th day of October 1987.

This instrument prepared by
George J. Economos, Attorney at Law
1655 North Arlington Heights Road
Arlington Heights, Illinois 60004

Theodore G. Rizo (SEAL)
Aurelia Lynn Rizo (SEAL)
Hilda Rizo (SEAL)

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BOX 366

TRUST No. _____

DEED IN TRUST

(WARRANTY DEED)

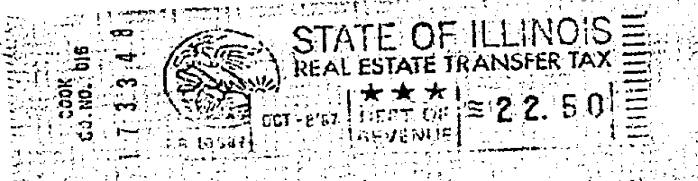
TO
HERITAGE STANDARD BANK
AND TRUST COMPANY
TRUSTEE

HERITAGE STANDARD BANK
AND TRUST COMPANY

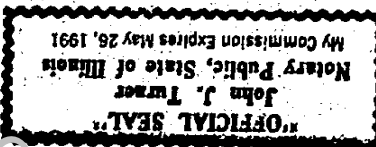
2400 West 95th St., Evergreen Park, Ill. 60042

Mail to
Kenneth L. Crutcher, Atty
2136 W. 95th St
Chicago Illinois 60643

-87-547727



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT-87
225.00



Given under my hand and Notarial seal, this 6th day of October, A.D. 1987.

I, John J. Turner, a Notary Public in and for said County, in the State of Illinois, do HEREBY CERTIFY, that Hilda Rizo, divorced and not since remarried, personally known to me to be the same person whose name is 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.

personally known to me to be the same person whose name are 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 6th day of October, A.D. 1987.

George J. Economos
That Theodore G. Rizo and Aurelia Lynn Rizo, his wife, are

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP OCT-87
22.50

State of Illinois
County of Cook
ss.

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Property of SKI'S Office



DEPT. OF REVENUE
140003 TRAM: 025/10/08/87-09358:60
COK COUNTY RECORDER
87-547727