

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:
Henry A. Waller
Mandel, Lipton & Stevenson
33 N. Dearborn, Suite 2400
1000 East 111th Street
Chicago, Illinois 60602

1000 JAN 26 PM 2:54

88038266

88038266

The above space for recorder's use only

COOK
CO. NO. 016



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN 23 1988
8 1 75

REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN 23 1988
8 1 75

REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN 23 1988
8 1 75

REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN 23 1988
8 1 75

REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN 23 1988
8 1 75

REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN 23 1988
8 1 75

This space for affixing Riders and Revenue Stamps

THIS INDENTURE WITNESSETH, That the Grantor Edward M. Boden, Jr., married to Denise Boden

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, Conveys and Warrants unto the HERITAGE PULLMAN BANK AND TRUST COMPANY, a corporation of Illinois, whose address is 1000 East 111th Street, Chicago, Illinois 60628, as Trustee under the provisions of a trust agreement dated the 11th day of January 19 88, known as Trust Number 71-82128 the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1: Lots 10, 11 and 12 in Block 4 in Herman's Subdivision of the Southwest 1/4 of the Northwest 1/4 of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: The North 50 feet front by 160 feet deep of Lot 9 in Block 4 in Herman's Subdivision of the Southwest 1/4 of the Northwest 1/4 of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

SUBJECT TO: Existing covenants, restrictions and conditions, if any, 1987 and subsequent years real estate taxes, acts done or suffered by Purchaser.

Permanent Tax No. #20-27-118-001 LOT 11 + 12
#20-27-118-002 LOT 10
#20-27-118-003 LOT 9

Commonly known as: 7401-09 and 7433 South State Street, Chicago, IL 60619

THIS IS NOT HOMESTEAD PROPERTY

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN 23 1988
227.25

12.00

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the 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, 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, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend such 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 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 right, 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 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, 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 of the deed of 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, rights, powers, authorities, duties and obligation of the, 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 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 14th day of January 19 88

(Seal)

Edward M. Boden, Jr.

(Seal)

(Seal)

(Seal)

7401-09 South State Street
Chicago, Illinois 60619

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

For information only insert street address of above described property.

202
74750 00
056411

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., CH# (312) 785-1000

(Formerly Pullman Bank and Trust Company)

11/22/88 10:01 AM 11/22/88 10:01 AM

Property of Cook County Clerk's Office

9928C098

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

OFFICIAL SEAL
HENRY A. WALLER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Mar. 19, 1989

[Signature]
Notary Public

personally known to me to be the same person _____ whose name _____ is
the foregoing instrument, appeared before me this day in person and acknowledged that
signed, sealed and delivered the said instrument as _____ his _____
and purposes therein set forth, including the release and waiver of the right of homestead,
_____ day of _____ 19 88

State of Illinois }
County of Cook } ss. Edward M. Boden
Dentse Boden
I, Henry A. Waller a Notary Public in and for said County, in
the state aforesaid, do hereby certify that Edward M. Boden, Jr., married to