

This Indenture Witnesseth, That the Grantor HELEN M. HOFFMAN

and LAMBERT C. HOFFMAN, her husband, 89120813

of the County of Cook and State of Illinois for and in consideration

of Ten (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto

HELEN M. HOFFMAN, as Trustee

under the provisions of a trust agreement dated the 25th day of February 1989,

known as the HELEN M. HOFFMAN TRUST

the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property of

DEPT-01 \$13.00
T05555 TRAN 0466 03/20/89 13:33:00
Address 1000 E. 89-120813
1910 Burns Ave. COOK COUNTY RECORDER
Westchester, Illinois 60154

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 redivide said property, 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 leases to commence in present or in 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 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 or 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 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 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 thereafter, (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 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 cases 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 have hereunto set their hands and seal this 22nd day of February 1989

(SEAL) LAMBERT C. HOFFMAN

(SEAL) HELEN M. HOFFMAN

FORM 7.0 This deed was prepared by William Diamant 119 E. Ogden Ave. Hinsdale, Illinois 60521.

89120813

13412

date: 5/20/89 by: William Diamant, Attorney
Exempt under provisions of Paragraph E, Section 10-1.1
Real Estate Transfer Act.

89120813

UNOFFICIAL COPY

STATE OF Illinois
COUNTY OF DuPage

} ss:

I,

WILLIAM DIAMANT

a Notary Public in and for said County, in the State aforesaid, do hereby certify that LAMBERT C. HOFFMAN and HELEN M. HOFFMAN

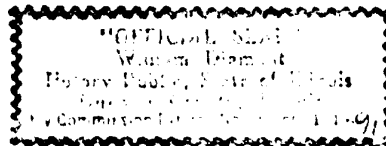
personally known to me to be the same persons, whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand seal this

28th day of February A. D. 1989

William Diamant

Notary Public.



Property of Cook County Clerk's Office

1802163

Appt in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

Address To:
WILLIAM DIAMANT
1915 CASS AVE
WINSTON, IL 60521

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LEGAL DESCRIPTION

Lot 16 in Block 6 in Fairlawn Subdivision, a Subdivision of part of the South West quarter of Section 20, Township 39 North Range 12, East of the Third Principal Meridian, in the village of Westchester according to the plat thereof recorded June 29, 1955 as document 16285188 and corrected and recorded July 12, 1955 as document 16296849 in Cook County, Illinois **

Permanent Tax No. 15-20-318-016

Property of Cook County Clerk's Office

63120813

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