

UNOFFICIAL COPY

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Transfer  
579 M/S  
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This Indenture Witnesseth, That the Grantor ESTHER A. PENALOZA, A. Widow

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto HYDE PARK BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 27th day of May 1990, and known as Trust Number 735

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

PARCEL 1:  
LOT 5 IN LIPSONS RESUBDIVISION OF LOT 112 IN DIVISION 3 OF SOUTH SHORE SUBDIVISION OF THE NORTH FRANCHIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTH WEST 1/4 AND THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. **90254941**

PARCEL 2:  
EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS GRANTED BY THE DECLARATION OF EASEMENTS DATED MARCH 3, 1949 AND FILED MARCH 4, 1949 AS DOCUMENT LR 1238059 MADE BY 72ND AND COLES BUILDING CORPORATION, AN ILLINOIS CORPORATION.

THIS DEED IS MADE SUBJECT TO: ~~(a) covenants, conditions and restrictions of record;~~

~~(b) private, public and utility easements and roads and highways, if any; (f) unconfined special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed;~~

(i) general taxes for the year 1989 and subsequent years including taxes which may accrue by reason of

new or additional improvements during the year 1989; ~~(c) party wall rights and agreements, if any; (e) special taxes or assessments for improvements not yet completed, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of 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 alley, 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 present or in futuro, and upon any terms and for any period or periods of time not exceeding 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 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 HYDE PARK 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 hand and seal this 30th day of May 1990

This instrument was prepared by:  
Lemuel L. Foster, Jr.  
1525 East 53rd Street, Chicago, Illinois 60615

X Esther A. Penaloza (SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

Reg # 23 - 30 - 107-035-000 0  
Property: 2507 E. 72nd St.  
Chicago, Ill. 60649

90254941

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BOX

TRUST No. 795

DEED IN TRUST

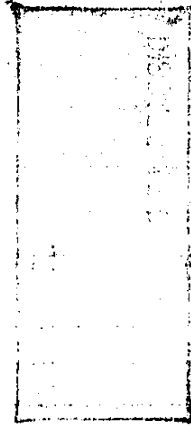
(WARRANTY DEED)

TO  
HYDE PARK BANK  
AND TRUST COMPANY  
TRUSTEE

HYDE PARK BANK AND TRUST COMPANY

1525 E. 53rd St.  
Chicago, Ill. 60615

*Wendy J.*



1990 MAY 31 PM 12: 01

CAROL MOSELEY BRAUN  
REGISTRAR OF TITLES

6664883

6664883

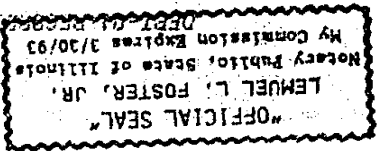
1300

Property of Cook County Clerk's Office

COOK COUNTY RECORDER

TRAN 4603 05/31/90 16:24:00  
#4437 ± ± \* - 90 - 254541

90251941



Notary Public

*[Signature]*

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 \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

I, LEMUEL L. FOSTER, JR., a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify.

State of Illinois }  
County of Cook } ss.

90254848

\$15.00