

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Fred D. Martin, Jr., a bachelor of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100----- Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey - and Warrant - unto HERITAGE TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the 30th day of November 19 90, and known as Trust Number 90-4161, the following described real estate in the

County of Cook and State of Illinois, to-wit:
PARCEL 1: THE SOUTH 20 FEET OF LOT 20 IN WENTWORTH SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 10 FEET OF LOT 14 IN WENTWORTH SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 7345 South Blackstone Chicago, Illinois

PIN: 20-26-223-003 and 004

DO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to execute any subdivision or plat of the real estate, and to reside in said real estate as often as desired, to contract to sell or grant options to purchase, to sell or grant options to convey either with or without condition, to convey said real estate 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, power and authority vested in said Trustee to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease and real estate or any part thereof from time to time, to lease to a successor or successors, by lease to terminate in person or in future, and 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 provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew, lease, and options to purchase the whole or any part of the real estate, and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange, and all estate, 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 to any real estate appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it should 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 or any successor in trust, in relation to said real estate, or to which said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee or any successor in trust be obliged to see to the application of any purchase money, trust or money borrowed or advanced on said real estate 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, lease or other instrument executed by said Trustee or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person claiming the benefit of title of said county to be binding upon or binding against any such conveyance, lease or other instrument so that at the time of the delivery of the deed or trust created by this Indenture and by said Trust Agreement was in full force and effect, and that any conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement and in all amendments thereof, if any, and binding upon all beneficiaries thereof, so that said Trustee or any successor in trust, was duly authorized and empowered to execute and deliver any and all deeds, trust deeds, lease, mortgage or other instrument and that 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 the trust or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither said Trust Company, individually, nor as Trustee for its successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury to persons or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into in the exercise in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, to be irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually, and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only so far as the said property and funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interests of each and every beneficiary hereunder, and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, as well as proceeds arising from the sale or any 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 earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said Heritage Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or is 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 each case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, Fred D. Martin, Jr., do hereby set his hand and seal this 31st day of October 19 91.

FRED D. MARTIN, JR. (SEAL)

STATE OF Illinois, County of Cook, I, John S. Mondschean, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Fred D. Martin, Jr. a bachelor



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 he signed, sealed and delivered the said instrument as his 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 seal this 31st day of October A.D. 1991. Notary Public

GRANTEE: HERITAGE TRUST COMPANY 17500 Oak Park Avenue Tinley Park, Illinois 60477

John Mondschean 11738 South Western, Chicago, Illinois

Handwritten number 1108341

DEPT. OF RECORDING & CLERKING 102222 TRAN 1655 11/08/91 13:03:00 \$13.50 49995 # B * -91-590353 COOK COUNTY RECORDER

Handwritten 'Office' stamp

Vertical stamp: This space for affixing Public and Revenue Stamp

Handwritten number 91-9137-3

Vertical stamp: 91590353

Handwritten notes: 7345 S. Blackstone, 1108341, 1108341, 1108341

UNOFFICIAL COPY

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV-89 DEPT OF REVENUE
35.00

REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV-89
7.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV-89
262.50

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