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RECORDED IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS

91695766

The above space is recorder's use only

73-41-14140

THIS INDENTURE WITNESSETH, that the Grantor GUILLERMO ARTEAGA, a bachelor of the County of Cook and State of Illinois for and in consideration of Ten & 00/100---------- Dollars, and other good and valuable considerations in hand paid, Conveys and unto **FIRST NATIONAL BANK OF CICERO**, a National Banking Association of Cicero, Illinois, as Trustee under the provisions of a trust agreement dated the 24th day of July 1991, known as Trust Number 10270, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 64 in Brez's Subdivision of the South 515.4 feet of Lot 7 in the Partition of The West 1/2 of Section 24, Township 39 North. Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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Commonly Known as 3036 West Cermak Road, Chicago, Illinois
Permanent Index Number 16-24-312-033

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 leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of single demises the term of 198 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 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 any part thereof, 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 there was no default in regard to the terms and conditions of said trust agreement, (c) that the terms of said trust agreement were complied with in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or any amendment thereof and binding upon all beneficiaries thereunder, (d) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (e) 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 said trustee.

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 to the interest, earnings, avails and proceeds thereof as aforesaid, the personal property, and the beneficial interest in said trust, being 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 the interest of each beneficiary hereunder shall be deemed to be real estate and to be conveyed and transferred to his, her or their respective assigns, executors and administrators.

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 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 the exemption of homesteads from sale on execution or other process.

In witness whereof, the grantor aforesaid has his hand and seal this 15th day of October, 19 91.

GUILLERMO ARTEAGA (Seal) (Seal)

(Seal) (Seal)

THIS INSTRUMENT PREPARED BY: WHITCUP & ARCE
3618 West 26th Street
Chicago, Illinois 60623

State of ILLINOIS
County of COOK

VIRGINIA T. LUEVANO, a Notary Public in and for said County, in the state aforesaid, do hereby certify that GUILLERMO ARTEAGA, 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 official seal this 15th day of October, 19 91.

"OFFICIAL SEAL"
Virginia T. Luevano
Notary Public, State of Illinois
My Commission Expires Feb. 2, 1993

Virginia T. Luevano
Notary Public

Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act.
11-1-91 Date
Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH ..... SEC. 200.1-2 (B-6) OR PARAGRAPH ..... SEC. 200.1-4 (b) OF THE CHICAGO TRANSACTION TAX ORDINANCE.
11-1-91
DATE
BUYER, SELLER, REPRESENTATIVE

Document Number

GRANTEE'S ADDRESS:
FIRST NATIONAL BANK OF CICERO
6000 WEST CERMAK ROAD
CICERO, ILLINOIS 60650
(RECORDER'S BOX NO. 284)

3036 West Cermak Road
For informational only insert street address of above described property

13 00

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Property of Cook County Clerk's Office

DEPT-01 RECORDING $13.00
T#3333 TRAN 6938 12/31/91 15:27:00
#8626 # C *-91-695766
COOK COUNTY RECORDER

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