

# UNOFFICIAL COPY

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3621960

THIS INSTRUMENT PREPARED BY:  
Heritage Pullman Bank and Trust Company  
(V. Baker)

1000 East 111th Street

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor BARBARA A. ARVIA, a spinster,  
1000 E. 111th Street, Chicago, Illinois.

quit claims 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, Convey and warrant 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 27th day of April 19 81, known as Trust Number 71-81767 the following described real estate in the County of Cook----- and State of Illinois, to-wit:

Lot Ten (10), Lot Eleven (11) in Block Three (3), in Menage Subdivision, being a Resubdivision of the South Half (1/2) of Blocks Ten (10), Eleven (11) and Twelve (12) and the North Half (1/2) of Blocks Fourteen (14), Fifteen (15) and Sixteen (16) in First Addition to Kensington in Section 27, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Nos. 25-27-115-018-0000 - LOT-10  
COO 25-27-115-019-0000 - LOT-11

Subject to general taxes for the year 1985 and subsequent years; and to conditions and restrictions of record.

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 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 purchase the whole or any part of the reversion and to contract to purchase, 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 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 thereunder, (c) that said trustee was fully 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 case made and provided.

And the said grantor, hereby expressly waives, surrenders and releases S----- 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 ha... S----- herunto set... her... hand... and seal... this 16th day of October 1985

(Seal) Barbara A. Arvia (Seal)  
(Seal) (Seal)

This space for affixing Riders and Revenue Stamps  
under Real Estate Transfer Tax Act Sec. 4  
& Cook County Ord. 95104 Par.  
Date 6/2/87  
John K. Bell...  
sign

6/1/87  
D/B

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

120544 12056 Elbrooke  
For information only insert street address of above described property. Chicago 60615

006128C  
3621960

# UNOFFICIAL COPY

BOX 413

TRUST No. \_\_\_\_\_

## DEED IN TRUST

(WARRANTY DEED)

TO  
HERITAGE PULLMAN BANK  
AND TRUST COMPANY  
TRUSTEE



1000 East 111th Street, Chicago, Ill. 60628

(formerly Pullman Bank and Trust Company)

4-1-06-09

IN DUPLICATE

3621960

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Age of Grantee: 62 years  
 Address: 10521 S. Morgan Ave  
Chicago, Illinois 60643  
 JUN - 2 11 95  
 # 7181361  
 Sig. Card: 3621960  
 Wookey

*J. Erickson*  
 10521 S. Morgan Ave  
 Chicago 60643

Property of Cook County Clerk's Office

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

State of Illinois }  
 County of Cook } ss.  
 Victoria P. Baker  
 a Notary Public in and for said County in  
 the State aforesaid, do hereby certify that  
 Barbara A. Arvia *Barbara A. Arvia*  
 1000 E. 111th Street, Chicago, Illinois  
 personally known to me to be the same person whose name she  
 subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she  
 signed, sealed and delivered the said instrument as her 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 notarial seal this 16th day of October 1985  
*Victoria P. Baker*  
 Notary Public