

WARRANTY DEED IN TRUST

This instrument was prepared by:

John Thompson
7001 W. 127th St. #202
Palos Heights, IL. 60463

UNOFFICIAL COPY

08160519

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1998-12-22 11:17:16
Cook County Recorder 47.50



08160519

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor CHURCH EXTENSION BOARD OF THE PRESBYTERY OF CHICAGO, a religious corporation

100 S. Morgan, Chicago of the County of Cook and State of Illinois for and in consideration of TEN dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the BEVERLY TRUST COMPANY, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 3rd day of August, 1992, known as Trust Number 74-2172, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 5, 6, 7, 8, 9, 10 and 11 in block 4 in Sedgewick, a subdivision of the north 1/2 of the northwest 1/4 of the northeast 1/4 of section 9, township 36 north, range 12, east of the third principal meridian, in Cook County, Illinois

EXEMPT PURSUANT TO PARAGRAPH (b) OF THE REAL ESTATE TRANSFER TAX ACT.

John Thompson, attorney and agent 8/19/92

Permanent Tax Number: 27-09-200-001, 002, 003
9999 W. 143rd St, Orland Park, IL.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the trustee 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 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 the present or 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 of fixing the amount of present or future rental, 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 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 hereof 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 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 or 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 and releases any and all right or benefit under any or 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 its hand and seal this 19th day of August, 1992

Clarence VanderLaan, Vice President (Seal) John E. Day, Treasurer (Seal)

State of Illinois, the undersigned a Notary Public in and for said County, in County of Cook, the state aforesaid, do hereby certify that Clarence VanderLann, Vice President and John E. Day, Treasurer

personally known to me to be the same person whose name are 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 and notarial seal this 19th day of August, 1992. John Thompson, Notary Public

Beverly Trust Company TRUST AND INVESTMENT SERVICES

9999 W. 143rd St Orland Park, IL 60462

For information only insert street address of above described property.

SASA DIVISION OF INTERCOUNTY Unit A 19621515

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

Document Number

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Property of Cook County Clerk's Office



Mailed to  
9601 W. 143<sup>RD</sup> ST. #101  
14500 S. Lawrence #2nd  
Orland Park, IL 60462

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0160519

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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 11, 1998, 1998

Signature: *Janice I. Byrd*  
Grantor or Agent

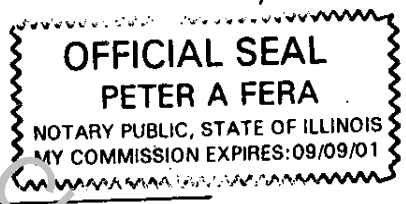


Subscribed and sworn to before me by the said *Janice Byrd* this 17 day of December, 1998.  
Notary Public *[Signature]*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 11, 1998

Signature: *Robert Shuster*  
Grantee or Agent



Subscribed and sworn to before me by the said *Robert Shuster* this 11 day of December, 1998.  
Notary Public *[Signature]*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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