

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Edwin R. Olson
RECORDER OF DEEDS

WARRANTY DEED IN TRUST

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The above space for recorder's use only

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THIS INDENTURE WITNESSETH, That the Grantors, JOHN E. GRIFFIN and RITA M. GRIFFIN, his wife,

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/00 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto BEVERLY BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 13th day of April 19 71, and known as Trust Number 8-2312 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 18 in Frank DeLugach's Central Avenue Gardens, being a subdivision of the East 2/5th of the East half of the Northeast quarter of Section 17, Township 37 North, Range 13 East of the Third Principal Meridian except streets and parts of streets heretofore dedicated in Cook County, Illinois.

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Property 436-6 60 11 25 71

SUBJECT TO

TO 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 create any subdivision or part thereof, and to re-subdivide said real estate as often as may be deemed necessary, to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, 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 rights, estates, powers and authorities vested in said Trustee, and to do, in and to, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease said real estate or any part thereof, from time to time, in fee simple or for term of years, to lease to commerce in present and 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 extend, to renew, to amend, to modify, to vary, to alter, to change, to vary, to change, or modify leases and the terms, conditions, covenants, and provisions thereof, in any time for limited or unlimited periods, and to grant options to lease or to purchase, to purchase or to purchase the whole or any part of the reversion and to contract respecting the manner of holding the amount of present or future rents, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant advices, of charges of any kind, to release, convey or assign any right, title or interest in or about or adjacent appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all respects as if it were his own, and for such other considerations as it would be lawful for any person having 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 conveyance, with said Trustee, or any purchase money, rent or money borrowed or advanced on said real estate, or be obligated to see that the terms of this deed have been complied with, or be obliged to inquire into the authority, 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, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to the said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying thereon 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, in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, mortgage, lease, 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 the, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Beverly Bank, individually or as Trustee, nor its successor or successors, in the discharge of any personal liability or by subjecting to any claim, judgment or decree for anything it or they or its agents or officers 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 by any act done thereto, or for injury to person 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 by the Trustee or by the Trustee in connection with said real estate may be entered into by the name of the then beneficiary under said Trust Agreement, in its own name, and the 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 trust property or funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations, whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of such 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, profits and proceeds, if any, from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and the beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate, in fee simple, but no interest in the earnings, profits and proceeds thereof as aforesaid, the intention hereby being to vest in said Beverly Bank 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 hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, or schedule, or map, or "map condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said instrument or copy thereof, or extra therefrom, as evidence that any transfer, change or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waive and release any and all title or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the redemption of homesteads from the execution of mortgages.

This space for affixing Stamps and Revenue Stamps

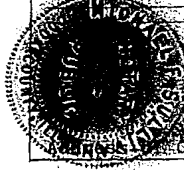
NO TAXABLE CONVEYANCE

Document Number 21 470 359

In Witness Whereof, the grantor s aforesaid have hereunto set their hand s and seal s this 13th day of April 19 71.

John E. Griffin [SEAL] [SEAL]
John E. Griffin
Rita M. Griffin [SEAL] [SEAL]
Rita M. Griffin

State of Illinois ss. I, Michael E. Sullivan, a Notary Public in and for said County of Cook, do hereby certify that John E. Griffin and Rita M. Griffin, his wife,



personally known to me to be the same persons, whose name s 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 13th day of April 19 71.

Michael E. Sullivan
Notary Public

Beverly Bank
Box No. 90
1357 W. 103rd St., Chicago, Ill.

For information only insert street address of above described property.

END OF RECORDED DOCUMENT