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WARRANTY DEED IN TRUST

21 504 396

COOK COUNTY, ILLINOIS
FILED FOR RECORD
JUN 8 '71 1 35 PM

Audrey R. Olsen
RECORDER OF DEEDS

55-101

The above space for recorder's use only

#21504396

THIS INDENTURE WITNESSETH, That the Grantor, MARTIN MARSH and MARIE MARSH, his wife

of the County of Cook and State of Illinois, for and in consideration of the sum of --Ten and No/100 ($10.00)-------- Dollars ($ 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 31 day of October 1970, and known as Trust Number 8-2576 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 20 in Block 1 in Briggs, Wiegel and Kilgallen's 6th Addition to Crawford Gardens, according to the plat thereof recorded July 13, 1942 as Document 12924608, being a subdivision of part of Lots 1, 2 and 3 in Commissioner's Partition of the West 1/2 of the South East 1/4 of Section 11, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

500

This space for affixing Riders and Revenue Stamps

NO TAXABLE CONSIDERATION

Document Number

21 504 396

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 vacate any subdivision or part thereof, and to resubdivide said real estate 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 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, powers and authorities vested in said Trustee, to donate, 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 possession or reversion, by leases to commence in presenti 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 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 exchange said real estate, or any part thereof, for other real or personal property, 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 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 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 real estate, or any part thereof, or any successor in trust, be obliged to see to the application of any purchase money, rent 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 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, trust deed, mortgage, 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 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 terms and conditions of this indenture and said Trust Agreement or modifications thereof if any, and (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 and duties, or any thereof, conferred upon said Trustee in this indenture and in said Trust Agreement or modifications thereof if any.

If the Trustee or any successor in trust be unable to act because of resignation, disability or any other reason, the first successor in trust who shall be able to act shall be vested with all the title, estate, rights, powers and duties conferred upon said Trustee herein and in said Trust Agreement or modifications thereof if any.

The interest 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 and exclusively the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and the interest of each such beneficiary hereunder and under said Trust Agreement shall be deemed 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 such beneficiary shall be the power of direction herein and in said Trust Agreement set forth, and such interest is hereby declared