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WARRANTY DEED IN TRUST

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MAR-23-72 413415 • 21844926 • A - 800

RECORD OF DEEDS  
COOK COUNTY, ILLINOIS  
FILED FOR RECORD

5.00

55-101

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor,  
GEORGE A. DENNIS and FRANCES M. DENNIS his wife

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars and no/100 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 10th day of March 19 72, and known as Trust Number 8-3476, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 28 (except the South Seven (7) feet thereof) in Block 7 in Young and Ryan's Second Addition to Harvey, being a Subdivision of the South 35 Acres of the East Half of the West Half of the North East Quarter of Section 8, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

5.00

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 on any part thereof, to dedicate parks, streets, highways, alleys and to make any subdivision or part thereof, and to subdivide said real estate as often as desired, to grant to any person or persons, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to lease, to mortgage, to grant 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, to pledge, to lease, to convey, to grant, to sell, to execute, to execute 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 lease the term of 99 years, and to renew or extend leases upon any terms and conditions, to execute and to execute in present or in future, to modify leases and the terms and provisions hereof at any time or times hereafter, to contract to make leases and to grant options in 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 real estate or any part thereof, for other real or personal property, to grant easements or licenses of any kind, to release, convey or assign any right, title or interest in or about or seasonally 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 or whose 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted, leased or mortgaged by said Trustee, 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 to 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 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 (including the Registrar of Titles of said county) 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 all amendments thereto, 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, trust deed, lease, mortgage or other instrument and (d) if the conveyance in issue is to a successor or successors, in trust, that such successor or successors in trust have been properly appointed, are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the grantor or 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 trust shall incur any personal liability or be subject to any claim, judgment or decree for anything or for the neglect of anything that they or their agents may do or omit to do in or about the sale of said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property, happening in or about said real estate, or any and all such liability hereby expressly waived and released, and the beneficiaries, obligors or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocable, and (f) that said Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment of the same thereon. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 in the earnings, avails and proceeds arising from the sale or any 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, the intention hereof 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, 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge 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 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 have hereunto set their hand and seal this 10th day of March 19 72  
George A. Dennis [SEAL]  
Frances M. Dennis [SEAL]  
FRANCES M. DENNIS

State of Ill. } ss. I, Sylvia R. Miller, a Notary Public in and for said County,  
County of Cook } do hereby certify that  
GEORGE A. DENNIS and FRANCES M. DENNIS, his wife  
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 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 10th day of March 19 72.  
Sylvia R. Miller  
Notary Public



Beverly Bank  
Box No. 90  
223 East 147th Street, Harvey, Ill.  
For information only insert street address of above described property.

TRUST OF 8-5476  
1357 W. 103rd STREET  
CHICAGO, ILL. 60643

NO TAXABLE CONSIDERATION

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