

# UNOFFICIAL COPY

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## QUIT CLAIM DEED IN TRUST

Rev. TR 101

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, ROY W. LINDBERG, a  
bachelor  
of the County of Cook and State of Illinois, for and in consideration  
of the sum of Ten and no/100 Dollars (\$ 10.00),  
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveyg  
and Quit Claims 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, 1972, and known as  
Trust Number 8-3476, the following described real estate in the County of Cook and State of  
Illinois, to-wit:

Lot 15 in Block 2 in Heather Hill 3rd Addition Unit 2, being a subdivision  
of part of Outlet C of Heather Hill 1st Addition, being R ymond L. Lutgerts  
Subdivision of that part of the Northwest 1/4 and the Southwest 1/4 of Section  
12, Township 35 North, Range 13, East of the Third Principal Meridian,  
in Cook County, Illinois.

### SUBJECT TO

TO HAVE AND TO HOLD the said real estate with all 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 subdivide said real estate as often as desired, to contract to sell, in grant  
options to purchase, to sell on any terms, to lease, to convey either with or without consideration, to convey said real estate or any part thereof to a successor of his, in grant  
trust and to grant to such successor or successors in trust all or part of the same, 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, to convey, to sell, to subdivide, to partition, to divide, to divide into lots, to partition, to  
lease 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  
199 years, and to renew or extend leases upon any terms, and for any period or periods of time, not exceeding in the case of any single demise the term of  
three years 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 premises and to contract respecting the manner of doing the same, to grant, to lease and options to renew leases and options to purchase the whole or  
any part thereof, for other real or personal property, to grant easements or other rights of any kind, to release, convey or assign any right, title or interest in or about or  
claim in or to said real estate and every part thereof in all other ways and for such other considerations, whether similar to or different from the ways above specified, at any time or  
times, it being 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, 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 to be sold, 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 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 authorized to interfere 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 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, trust deed, lease, mortgage or other instrument, and (d) that 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 title, estate, rights, powers, authorities, duties and  
obligations of the said Trustee or his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Beverly Bank, as Trustee, nor its successor or successors  
in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done by or for it or its agents or attorneys may do or  
omits to do in or about said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereof, or for injury to person or  
property happening in or about said real estate and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness  
incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the beneficiaries under said Trust Agree-  
ment and not individually (and the Trustee irrevocably appointed for such purpose, or at the election of the Trustee, in its own name, as Trustee of an express trust  
trust property and funds, 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 and discharge thereof). All persons and corporations whom-  
soever 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 to  
the earnings, profits 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, profits and  
proceeds thereof as aforesaid, the intention hereof being to vest in said Beverly Bank the entire legal and equitable title in, to, possession 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 a 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 statement or a copy thereof, or a copy of the certificate thereof, 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 irrevocably waives and releases, any and all right or benefit under and by virtue of any and all statutes of the State  
of Illinois, providing for the redemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal, this 27th day of March, 1972  
[SEAL] Roy W. Lindberg [SEAL]  
ROY W. LINDBERG [SEAL]

State of Illinois SS. I, the undersigned, a Notary Public in and for said County, in  
County of Cook do hereby certify that ROY W. LINDBERG,  
a bachelor



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 28th day of March, 1972  
Paul G. Jackson  
Notary Public

**Beverly Bank**  
Box No. 90  
**BEVERLY BANK**  
1357 W. 103rd STREET  
Chicago, Ill. 60643

**2938 Polly Lane, Flossmoor, Illinois**  
For information only insert street address of above described property.

BEVERLY BANK TRUSTEE ORDER  
FRONT 8-3476  
1357 W. 103rd STREET  
CHICAGO, ILL. 60643

This space for filing Return and Revenue Stamp

21 857 179  
Doc. No.

#12

Do Not Deliver  
RETURN TO  
Transfer Desk  
370

UNOFFICIAL COPY

1972 APR 5 PM 12 18  
*Shelby A. Clark*

RECORDS OF DEEDS  
COOK COUNTY, ILLINOIS  
FILED FOR RECORD

APR-5-72 419445 • 21857179 • A — REC 5.00

5.00

Property of Cook County Clerk's Office

PT 126 IN  
21857179

RETURN TO  
Transfer Desk

2615974

COOK COUNTY, ILLINOIS  
APR 5 12 11 PM '72

2615974

BEVERLY BANK  
187 W. TOUHY ST.  
CHICAGO, ILL. 60643

DELIVER TO  
*Pat*  
INDEXED

*IN DUPLICATE*  
*1104915*

END OF RECORDED DOCUMENT