

WARRANTY-DEED IN TRUST

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RECORDER OF DEEDS
COOK COUNTY ILLINOIS

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THIS INDENTURE WITNESSETH, That the Grantor, GUNNAR E. BERGQUIST a/k/a GUNNAR E. BERQUIST and ELIZABETH M. BERGQUIST a/k/a ELIZABETH M. BERQUIST, his wife 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, 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 5th day of January 19 73, and known as Trust Number B-4076 the following described real estate in the County of Cook and State of Illinois, to-wit:

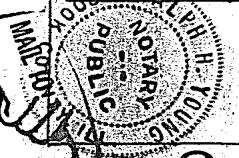
The South 16 feet of Lot 10 and Lot 11 (except the South 1/2 feet thereof) in Block 3 in Avalon Addition, being a Subdivision of the North half of Lot 1, the North half of Lot 2, the South half of Lot 1 and Lot 3 (except the North 20 feet) in Verhoevens Subdivision in the North East quarter of Section 9, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois,

SUBJECT TO General real estate taxes for the years 1972, 1973 and subsequent years and conditions and restrictions of record

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, highway, or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate, as often as he may see fit, 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 all trust of all the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge, to lease, to otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, or for any term or terms, or for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew and extend any lease and any other lease and any other lease and any other lease and to 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, to lease, to otherwise encumber, to convey or to contract respecting the manner of fixing 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 easements or rights of any kind, to create, convey or assign any right, title or interest in or about or 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 he should be lawful for any person coming the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter. (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 is authorized 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 fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust. (e) That said Trustee, or any successor or successors in trust shall incur no personal liability or be subjected to a claim, judgment or decree for anything in or by or for the estate or attorneys 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 any amendment thereto or for injury to person or property happening in or about said real estate any and every such liability being hereby expressly waived and released. (f) That no collection or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by him in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably assigned for such purposes, or at the direction of the Trustee, in its own name, as 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 incurred not 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 whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed. The intent 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 amend 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 herunto set their hand and seal on this 26th day of February 1973. Gunnar E. Bergquist [SEAL] Elizabeth M. Bergquist [SEAL] GUNNAR E. BERGQUIST a/k/a ELIZABETH M. BERGQUIST a/k/a GUNNAR E. BERQUIST ELIZABETH M. BERQUIST

State of Illinois, I, Ralph H. Young, a Notary Public in and for said County, Cook, ss. in the state aforesaid, do hereby certify that GUNNAR E. BERGQUIST a/k/a GUNNAR E. BERQUIST and ELIZABETH M. BERGQUIST a/k/a ELIZABETH M. BERQUIST, his wife, personally known to me to be the same persons whose names 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 26th day of February 1973. Ralph H. Young, Notary Public



Beverly Bank
1200 WEST MADISON STREET CHICAGO, ILLINOIS 60641
Ralph H. Young
148 1/2 West Street
Aurora, Ill. 60617

14732 Edbrooke, Dolton, Illinois
For information only insert street address of above described property.

500 MAIL \$ 22248706

END OF RECORDED DOCUMENT