

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

1976 APR 28 AM 11 0523 465 519

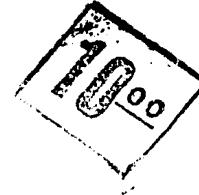
PULLOVER & LEE  
COOK COUNTY ILLINOIS

APR-28-76 PM 9 3 sec for recorder instrument  
8-5377 519 A REC

10.00

**THIS INDENTURE WITNESSETH**, That the Grantor, S.  
BENJAMIN F. SANDERS, JR. and EDDIE MAE SANDERS, 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 23rd day of April 1976,  
and known as Trust Number 8-5377, the following described real estate in the County of Cook  
and State of Illinois, to-wit:

Lot 37 in Block 4 in Fallis' and Gano's Addition to Pullman  
in Section 21, Township 37 North, Range 14, East of the  
Third Principal Meridian, in Cook County, Illinois.



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 devote parks, streets, highways or alleys, or for vacation and subdivision or part thereof, even to the  
subdivision of plots in sections, to sell any lots or plots, and to make leases and subleases or to convey in fee simple, or to  
convey either with or without our consideration, to convey said real estate or any part thereof to a successor or successors  
in trust, and to grant, to convey or otherwise to give or part with the title to all or any part of the same, or to any interest in said  
real estate, or to assign, to alienate, to demise, to lease, to let, to hold, to mortgage, to pledge or otherwise encumber said real estate, or any part thereof, in said  
real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in presents or in  
future, or for a term of one year or more, or for less than one year, or for a term or time not to exceed two years, or for  
any term or time, and to renew or extend leases upon any terms and for any period or portion of time, and to amend, change or modify  
leases and the terms and conditions thereof at any time or times hereafter, to contract to make leases and to grant  
continuances, or to renew or extend options or rights of purchase or rights of first refusal, or to enter into any other 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 goods, to grant easements, or charges of any kind, to release, convey or assign any right,  
title or interest in the same, or any part thereof, to any person or persons, by name or otherwise, and to do and perform all such acts  
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 or dissimilar.

In case of the death of the Grantor, or his removal from the state, or to  
whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or  
and successor in trust, he shall have the option of making any purchase money, rent or money borrowed or advanced on  
said real estate or any part thereof, or any part or all thereof, in whole or in part, at any time, and for the sum or amount of the  
authority, necessity or expediency of any act or of a minister, or he shall be entitled or privileged to inquire into any of the terms of  
said Trust Agreement, and every deed, trust, or mortgage, lease or other instrument executed by said Trustee, or any  
successor in trust, or by any other person, and into the cause or causes of any such conveyance, lease or other instrument, for the  
purpose of ascertaining the title to the same, and to file the same in the office of the Register of Titles of the county or county

(b) that such conveyance or other instrument was executed in accordance with the trustee conditions and limitations con-  
tained in this Indenture and in said Trust Agreement or its all amendments thereto, if any, and binding upon all beneficiaries  
thereof, and the Trustee in its name as Trustee, will express trust and not individually (and the  
Trustee may, if it sees fit, and in accordance with the conditions and limitations contained in this Indenture and in said  
Trust Agreement or its all amendments thereto, or in any other instrument, may accept a conveyance or mortgage, and deliver  
evidence such deed, trust, lease, mortgage or other instrument, and such conveyance or mortgage is made in a manner of signature  
or, 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 due him or their predecessors in trust.  
The Trustee, nor its successor or successors in trust shall incur any personal liability or be subject to any claim, judgment  
or debt of any kind or nature, in respect of any act or omission of the Grantor or any person claiming under or in respect  
of the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to persons or property happening in  
or about said real estate any and all such liability being hereby expressly waived and released. Any contract, obligation  
or liability of the Grantor, or any person claiming under or in respect of the provisions of this Deed or said Trust Agreement or  
any amendment thereto, shall be binding only upon the Grantor, or any person claiming under or in respect of the provisions  
of this Deed or said Trust Agreement or any amendment thereto, and shall not bind the Trustee, nor its successor or successors in trust.

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 relating from the same, upon any other disposition of said  
real estate, or any part of it, or upon any other transfer or conveyance or upon any sale or exchange of the same, for value  
or interest, legal or equitable. In no case shall the Trustee have any 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 of the title to any of the above real estate to one or more beneficiaries registered. The Registration of title is hereby directed into  
register or note in the certificate of title or duplicate thereto, or documents, the words "In fee simple upon condition," or  
"not limited in any way" or "not to be construed with the words "In fee simple," and provided, and said  
Trustee shall not be required to perform the said Agreement or copy thereof, or any part thereof, or any statement, or condition therein, except  
any transfer, charge or other dealing involving the registered lands in accordance with the use, interest, and meaning of the  
trust.

And the said grantor, hereby, expressly 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 exemption of homesteads from sale on execution of the same.

In Witness Whereof, the grantor, S. BENJAMIN F. SANDERS, set their hands and  
seal s. this 23rd day of April 1976.

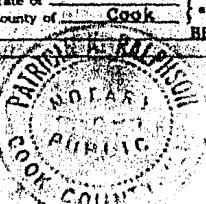
[SEAL] Benjamin F. Sanders, Jr.  
Eddie Mae Sanders  
Eddie Mae Sanders

State of Illinois, on 23rd day of April 1976. A Notary Public in and for said County  
County of Cook in the state aforesaid, do hereby certify that

BENJAMIN F. SANDERS, JR. and EDDIE MAE SANDERS, 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 thereon set forth, including the release  
and waiver of the right of homestead.

Gave under my hand and seal this 23rd day of April 1976.



Grantees add:

Beverly Bank

BOX 90

11757 S. Lafayette, Chicago, Ill.

This instrument prepared by Sylvia R. Miller, Beverly Bank, 1357 W. 103rd St.,  
Chicago, IL 60643

END OF RECORDED DOCUMENT

BEVERLY BANK TRUSTEE UNDER  
TRUST # 8-5377  
1357 W. 103rd STREET  
CHICAGO, ILL 60643

NO TAXABLE CONSIDERATION

This space for affixing Riders and Revenue Stamps

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Document Number