

# UNOFFICIAL COPY

WARRANTY DEED *1976 SEP-23* No. *1107* 23 647 904  
SEP-23-76 *for recording purposes only*

RECORDED BY  
COOK COUNTY CLERK

THIS INDENTURE WITNESSETH, That the Grantor, JOHN C. BRADLEY and RUTH T. BRADLEY, 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 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 9th day of Sept. 1976 and known as Trust Number 8-5529, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 36 in Block 5 in Frederick H. Bartlett's Greater Calumet Subdivision of Chicago, being a Subdivision of the South Half of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.\*\*\*\*\*

10<sup>00</sup>

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, widen, narrow, lay out, alter, change, or vacate any subdivision or part thereof, and to re-subdivide said real estate as often as directed 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 mortgage, to lease or otherwise to 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 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 99 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 one or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and covenants 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 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 purposes 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, any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, conveyed to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see in the application of any purchase money, part of 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 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 (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 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, 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, 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, authorities, duties and obligations of the his or their predecessors in trust.

The intention of the parties to this indenture is that the trust created by this indenture shall be irrevocable and that the Trustee, not its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if or they or its agents or attorneys may do or want 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 hereunder in or about said real estate and all such liability being hereby expressly waived and released, by contract, obligation or otherwise, incurred or entered into by the Trustee in connection with the trust created by this indenture, and the name of the Trustee, or any successor in trust, shall be conclusively evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, and the Trustee, or any successor in trust, shall have no obligation whatsoever with respect to any such contract, obligation or liability 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 parties and corporations, who have and who hereafter shall be charged with notice of the terms of this Deed, shall be bound by the terms 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, 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 fee simple, in and to all of the real estate above described.

In Witness Whereof, the grantor JOHN C. BRADLEY and RUTH T. BRADLEY hereunto set their hands and seal this 9th day of September 1976

State of Ill. )  
County of Cook ) ss. I, the undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that JOHN C. BRADLEY and RUTH T. BRADLEY, his wife personally known to me to be the same person as 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.  
*9th day of Sept. 1976*  
*Dorothy M. Fleischmann*  
Notary Public



**Beverly Bank**  
157 West 103rd Street Chicago, Illinois 60643  
11526 So. Bishop Chicago, Ill. 60643

This deed was prepared by Dorothy M. Fleischmann at Beverly Bank 1357 West 103rd Street, Chicago, Illinois

BEVERLY BANK TRUSTEE UNDER TRUST 8-5529  
1357 W. 103RD STREET  
CHICAGO, ILL. 60643

NO TAXABLE CONSIDERATION

Exempt under provisions of Section 4 R.E. Transfer Tax Act  
Date: 9-23-76  
*Dorothy M. Fleischmann*  
Notary Public for Representative

Right and Revenue Stamp

23647904