

UNOFFICIAL COPY

Sylvia R. Olson
WARRANTY DEED

1976 NOV 4 PM 3 54 23 698 922

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor/s
THEODORE ROOSEVELT RUMMAGE, JR. and LOUISE MARIA RUMMAGE, 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 22nd day of October 19 76,
and known as Trust Number 8-5576, the following described real estate in the County of Cook
and State of Illinois, to-wit:

Lots 17 and 18 in Block 2 in Harvey Residence Subdivision, a
Subdivision of the West Half of the North East Quarter of
Section 18, Township 36 North, Range 14, East of the Third
Principal Meridian in Cook County, Illinois.

10.00

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
or any part thereof, to dedicate public streets, highways or alleys and to vacate any subdivision or part thereof, and to re-
subdivide said real estate as often as desired, 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 dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease
said real estate, or any part thereof, from time to time, in parcels or on reversion, by leases 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 lease the term of
104 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 any time hereafter, to contract to lease and to grant
options to 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 the use of any kind, to release, convey or assign any right,
title or interest in or about or connected with 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 consideration 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 profit dealing with said real estate, or any such asset 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 or mortgage or money borrowed or advanced on
said real estate, or be obliged to see to 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 charged or 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 of the validity of every person (including the Reg-
istrar 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 trust, conditions and limitations con-
tained in this Indenture and in said Trust Agreement or in all amendments thereto, if any, and binding upon all beneficiaries
thereunder, (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) the conveyance or mortgage to a successor or suc-
cessor 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 its, his or their predecessor in trust.

This Conveyance is made upon the express understanding and condition that neither the said Trustee, individually or 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 if or they or its agents or attorneys may do or omit to do in or about the sale, lease, mortgage or other
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 all such liability being hereby expressly released and released, in whole or in part, 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 then beneficiaries under said Trust Agreement as their attorneys-in-fact, hereby irrevocably warranted for such
purpose, or at the election 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 or entered into
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 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 about said real estate, or any part thereof, but only an interest in the earnings, profits and proceeds
thereof as aforesaid, the intention hereof being to vest in said Trustee the entire legal and equitable title in and to
single, 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, change or other dealing involving the registered lands is in accordance with the true intent and meaning of the
trust.

And the said grantor/s 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/s aforesaid ha-VC- herunto set their hands and
seal this 22nd day of October 19 76
Theodore Roosevelt Rummage, Jr. (SEAL)
Theodore Roosevelt Rummage, Jr.
Louise Maria Rummage (SEAL)
Louise Maria Rummage

State of Illinois ss. I, the undersigned, a Notary Public in and for said County,
County of Cook do hereby certify that
THEODORE ROOSEVELT RUMMAGE, JR. and LOUISE MARIA RUMMAGE,
his wife
personally known to me to be the same person whose name/s are
subscribed to the foregoing instrument, appeared before me this day in person and ack-
nowledged 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 notary seal this 22nd day of October 19 76.
Patricia S. Ralston
Notary Public

Grantees add..... Beverly Bank BOX 90 15132 Honore, Harvey, IL.
1357 WEST 103RD STREET CHICAGO, ILL. 60643

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

END OF RECORDED DOCUMENT