

UNOFFICIAL COPY

DEVON BANK
6445 NORTH WESTERN AVENUE / HD 5-2500

WARRANTY DEED IN TRUST

23 828 116

*23823116

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantors **SANFORD BRANNER and BARBARA BRANNER, his wife** of the County of **Cook** and State of **Illinois** for and in consideration of **Ten and No/100 (\$10.00)** Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the **DEVON BANK**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **26th** day of **October** 1976, known as Trust Number **2878** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 30 and the East 15.0 feet of Lot 29 in Block 3 in A.A. Lewis Dempster Terminal Square Subdivision, being a part of Lot 3 in Dempster Terminal Square Subdivision, being part of Lot 3 in Assessor's Division of the East 1/2 of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to the title, estate, powers and authorities vested in said trustee, to dedicate, to mortgage, to lease or otherwise encumber said property, or any part thereof, to lease said property, from time to time, in possession or reversion, by leases to comply with the terms of 199 years, and to renew or extend leases upon any terms and for any period or periods of time, in the case of any single demise monthly lease, and the terms and provisions thereof at any time or times hereafter, to contract to make, lease and to grant 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 property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof as all other cases and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or permitted 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 in relation to the said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, as that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full compliance with the provisions of the statute in that behalf made and binding upon all beneficiaries and immediate parties thereto, and 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 some amendment thereof and binding upon all beneficiaries and immediate parties thereto, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the conveyance is made to a successor or successors in trust, that such successor or successors in trust have as a predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the 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.

If the title to any of the above lands 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 hereafter registered, 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 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, Sanford Branner and Barbara Branner hereunto set their hands and seal this 1st day of February 1977.

Sanford Branner (Seal) Barbara Branner (Seal)
Sanford Branner (Seal) *Barbara Branner* (Seal)

State of Ill. County of Cook I, Jeanne Schneider a Notary Public in and for said County, in the above aforesaid, do hereby certify that Sanford Branner and Barbara Branner, his wife



personally known to me to be the same person whose name 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 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 1st day of February 1977

Jeanne Schneider
Notary Public

DEVON BANK
6445 NORTH WESTERN AVENUE / HD 5-2500
BOX 39

3206 Central State St
For information only insert street address of above described property.

THIS INSTRUMENT WAS PREPARED BY

10.00

Stamp for affixing Bids and Revenue Stamps

23 828 116
Document Number

65-01-471 M7

10-21-209-042

END OF RECORDED DOCUMENT