

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

23 923 479

RECORDERS OFFICE
COOK COUNTY ILL.

1977 MAY 12 AM 9:34
MAY-12-77 372222 23923479 A Rec. 10.00
The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, s MATTHEW W. O'BRIEN and ANITA R. O'BRIEN, 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 May, 19 77, and known as Trust Number 8-5752, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 4 of Owner's Resubdivision of Lot 3 in Block 9 in Frederick H. Bartlett's Ridgeland Acres, being a Subdivision of the East 1/2 of the South East 1/4 of Section 18, Township 47 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded June 1, 1935 as Document Number 11626307, in Cook County, Illinois.

10.00

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with all 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, highways or alleys, to vacate any subdivision or part thereof, and to re-subdivide said real estate as often as desired, to contract to sell or 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, of the title, estate, powers and authorities vested in said real estate, or any part thereof, from time to time, in possession or reversion, by lease or 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 demise the term of 99 years, and to renew or extend leases upon any terms and for any period of time, and to accept, change or 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 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 charges of any kind, to release, 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 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, or any successor in trust, 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 money, real or personal, borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or to inquire into any of the terms of said Trust Agreement, or the necessity of any act of said Trustee, or be obliged or privileged to require into any of the terms of said Trust Agreement, or any 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 Trustee or any other person claiming under or claiming under any such conveyance, lease or other instrument) in full force and effect, (f) 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, (g) 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 that the conveyance is made to the 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 said Trustee, his or their predecessor in trust.

This conveyance is made upon the trusts, conditions and limitations that neither Beverly Bank, and finally of the Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected in any way to judgment or decree for anything done by or for its service or otherwise, or fail to do in or about the said real estate, or the provisions of this Deed or said Trust Agreement or in all amendments thereof, or for injury to person or property happening in or about said real estate, or for any liability being hereby expressly or impliedly assumed by the Trustee, or any successor or successors in trust, or for any liability incurred or entered into by the Trustee in connection with said real estate may be entered into by it, the names of the then beneficiaries under said Trust Agreement shall be a condition precedent to the payment and discharge of 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 whosoever 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, 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 in any of the real estate herein is now or hereafter registered, the Registrar of Titles is hereby designated 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 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 or otherwise.

In Witness Whereof, the grantor s ve hereunto set their hand s and seal s this 5th day of May, 19 77.
[SEAL] Matthew W. O'Brien [SEAL]
[SEAL] Anita R. O'Brien [SEAL]
MATTHEW W. O'BRIEN
ANITA R. O'BRIEN

State of Illinois, I, The Undersigned, a Notary Public in and for said County, County of Cook, in the state aforesaid, do hereby certify that MATTHEW W. O'BRIEN and ANITA R. O'BRIEN, his wife personally known to me to be the same person s s 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 notary seal this 5th day of May, 19 77.
Patricia Ralphson
Notary Public



Beverly Bank
10925 S. Nagle Ave. Worth, Illinois
Grantee's Address: 1357 W. 103rd St. Box 90
This instrument was prepared by Patricia Ralphson, Beverly Bank

Exempt under provisions of Paragraph "E", Section 4, R.H. Transfer Tax Act
Date: 5-9-77
Patricia Ralphson
Notary Public for Illinois

NO TAXABLE CONSIDERATION

This space for affixing Riders and Revenue Stamp

Document Number
23923479

END OF RECORDED DOCUMENT