

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

15 AUG 15 1975

23 188-230

RECORDER OF DEEDS  
COOK COUNTY, ILLINOIS

5.00

THIS INDENTURE WITNESSETH, That the Grantor WILLIE L. HILL & LUCILLE HILL, 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 8th day of August 19 75, and known as Trust Number 8-5129 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 25 and the West 6 feet of Lot 26 in Block 3 in Baker's Subdivision of the North  $\frac{1}{2}$  of the North West  $\frac{1}{4}$  of the North East  $\frac{1}{4}$  of Section 17, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

5.00

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 parts, streets, highways or alleys and to vacate any subdivision or part thereof, and to reconvey 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 demise, to dedicate, to mortgage, to lease, to sell, to convey, to release, to assign, to lease, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to composite 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 any time or times hereinafter, in the 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 in 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, to charge 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 terms above specified, at any time or times hereafter.

In case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or any successor in trust, be obliged to see to the application of any purchase money, rent or 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 authorized 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 in favor of every person (including the Bank) taking title of this real estate relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the Trust Agreement or any part thereof 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 encumbrances hereon, if any, and binding upon all beneficiaries hereof and heirs, assigns, devisees, legatees or other persons, and (c) that the same is valid and empowered to execute and deliver in trust, that such successors 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 predecessor 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, profits and proceeds resulting 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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby authorized to register or note in the certificate of title or duplicate thereof, in memoriam, the words "in trust, as herein provided," or such 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, charge or other dealing involving the real estate herein is in accordance with the true intent and meaning of the Trust Agreement and the said grantor hereby expressly covenants, warrants and agrees to sign and file with the Registrar of Titles, and all statutes of the State of Illinois, providing for the execution of such a certificate of title.

In Witness Whereof, the grantor WILLIE L. HILL & LUCILLE HILL, his wife hereunto set their hands and seals this 8th day of August 19 75.

(SEAL) Willie L. Hill (SEAL)  
WILLIE L. HILL  
(SEAL) Lucille Hill (SEAL)  
LUCILLE HILL

State of Illinois } I, the Undersigned, a Notary Public in and for said County,  
County of Cook } do hereby certify that  
WILLIE L. HILL and LUCILLE HILL, his wife

personally known to me to be the same person and 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 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 notarial seal this 8th day of August 19 75.

NOTARY PUBLIC

**Beverly Bank**  
1157 WEST 103RD STREET CHICAGO, ILLINOIS 60643  
445-2790

1156 West 104th St. Chgo. Ill. Lot 25

Grantee's Address: 1357 W. 103rd St. Box 90  
This instrument was prepared by Patricia Ralphson, Beverly Bank,

Record under provisions of Paragraph 17, Section 4.8, Article Six of the Constitution of Illinois  
Date 8-11-75  
John R. Miller  
Notary Public

REC 5  
BEVERLY BANK TRUST # 1357 W. 103RD STREET CHICAGO, ILL 60643

NO TAXABLE CONSIDERATION

23188230

## END OF RECORDED DOCUMENT