UNOFFICIAL COPY

2nd C # 63-51-533
COOK COUNTY, ILL.
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QUIT CLAIM DEED IN TRUST

Rec. Fee

*23367022

THIS INDENTURE WITNESSETH, That the Grantor, MARIE WILMSEN, a widow

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 Quit Claim 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 14th day of September 1971, and known as Trust Number 8-3222, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 211, 212 and 213 in Frederick H. Bartlett's First Addition to Frederick H. Bartlett's 79th St. Acres in Section 31, Township 38 North, Range 12 and Section 36, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

10 00

NO TAXABLE CONSIDERATION

Exempt under provisions of Paragraph E, Section 4, Real Estate Tax Act.

1-17-76
Date

Buyer, Seller or Representative

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 parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, 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 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 thereof, 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 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 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, in any manner whatsoever, 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 necessity or expediency of any act of said Trustee, or be obliged 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 in relation to said real estate shall be conclusive evidence in favor of every person claiming the existence of full authority and power to deal in said real estate, or any part thereof, at the time of the delivery thereof of the trust created by this Indenture and by said Trust Agreement and in favor of all persons relying upon the execution of any such instrument; that such Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and 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 its, his or their 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 earnings, avails and proceeds arising from the sale or 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 to any of the above real estate now is or hereafter shall be 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 not to register or note in the certificate any dealing, lease, mortgage or other instrument except in accordance with the statute in such case made and provided, and hereby reserving unto the said Grantor all rights of homestead under the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 16th day of January 1976.

Marie Wilmsen (SEAL)
MARIE WILMSEN

(SEAL)

State of Illinois, County of Cook, ss. I, The Undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARIE WILMSEN, a widow

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 22nd day of January 1976.

Patricia A. Ralphson
Notary Public

Beverly Bank
Box No. 98

Grantee
84th & Oketo
Bridgeview, Illinois.

For information only insert street address of above described property.

This instrument was prepared by Patricia Ralphson, Beverly Bank, 1357 W. 103rd St.

RECORDER'S OFFICE BOX NUMBER

23 367 022

Property of Cook County Clerk's Office