

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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

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(The above space for Recorder's use only)

Exempt under provisions of Paragraph E under provisions of Paragraph 19 of the Chicago Trustee Tax Ordinance dated 1979-05-19. Section 2001-2B6 of the Illinois Trustee Tax Act.

THIS INDENTURE WITNESSETH, That the Grantor s RICHARD W. CZERNIAWSKI and SHEILA CZERNIAWSKI, his wife

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto the BEVERLY BANK, an Illinois corporation, of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 23rd day of May 19 79, known as Trust Number 8-6419, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 6 and 7 (except that part of Lot 7 described as follows: Commencing at the Southeast corner of said lot thence Northerly on the East line of said lot 15 feet thence Westerly to a point on the West line of said lot 11 feet 9 inches North of the Southwest corner of said lot, thence Southerly on the Westline of said lot 11 feet 9 inches to the Southwest corner thereof, thence easterly on the South line of said lot to the Southeast corner hereof at point of beginning) in Clock 4 in Beverly Hills being a Subdivision of blocks 22, 23, 24, 25, 31 and 32 of Hilliard and Dobbins Subdivision and of Blocks 1, 2, 3, 4 and 5 of A. Booth's Subdivision of Blocks 10, 11 and 12 of said Hilliard and Dobbins Subdivision all in Section 6, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Exempt under provisions of Paragraph "E", Section 4, R.E. Transfer Tax Act

Grantee's Address: 1357 W. 103rd Street, Chicago, Illinois 60643

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired, to contract in sell, to grant options to purchase, to sell on any terms, to lease with or without consideration, to convey said premises 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, from time to time, in possession or reversion, by leases to commence in present or 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 100 years, and to renew or extend leases upon any terms and 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 or any part thereof, and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to release and to grant options to release and options to purchase the whole or any part of the reversion 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 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 appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning 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 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, rent, 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 mature 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 relying upon or claiming under any such conveyance, lease or other instrument, and 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) The trustee shall execute and deliver every such deed, trust deed, mortgage or other instrument and (c) 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 interests 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.

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 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 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.

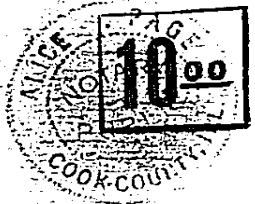
In Witness Whereof, the grantor s _____ do/ve hereunto set their hand and seal this 23rd day of May 19 79.

Richard W. Czerniawski (Seal) Sheila Czerniawski (Seal)

I, The Undersigned, _____ a Notary Public in and For said County, in the state aforesaid, do hereby certify that RICHARD W. CZERNIAWSKI and SHEILA CZERNIAWSKI, his wife

personally known to me to be the same person s _____ whose name 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 notarial seal this 23rd day of May 19 79



Alice Page Notary Public

Beverly Bank BOX 90

9164 - 66 S. Pleasant Chicago, Illinois For information only insert street address of above described property.

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

1357 W. 103rd STREET CHICAGO, ILL. 60643

NO TAXABLE CONSIDERATION 24931456

24931456 Document Number

END OF RECORDED DOCUMENT