

COOK COUNTY, ILLINOIS
WARRANTY DEED

24 237 375

Richard H. Wilson
RECORDER OF DEEDS

Dec 15 9 00 AM '77

The above space for recording

24237375

THIS INDENTURE WITNESSETH, That the Grantor, WALTER PAIGE and MYRTLE PAIGE, 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 6th day of September 19 77, and known as Trust Number 8-5861, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Attached Rider:

Lots One (1), Two (2), Three (3) in Block Four (4) in Calumet and Chicago Canal and Dock Company's Subdivision (known as Burnside) being a Subdivision in the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Three (3), Township Thirty-Seven (37) North, Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois.

That part of Lots Seven (7) to fifteen (15) inclusive, lying northerly of a curved line convex to the southwest which is Seventy-Six and Eight Tenths feet (76.8') southerly of and concentric with the southerly curved line of Lyon Avenue, in Block Four (4) in Burnside, a Subdivision made by the Calumet and Chicago Canal and Dock Company of part of Sections Two (2) and Three (3), Township Thirty-Seven (37) North, Range Fourteen (14), East of the Third Principal Meridian, a plat of which subdivision was filed for record August 2, 1887, in the office of the Recorder of Deeds for Cook County, Illinois, and recorded as Document No. 843384;

Also, that part of the alley westerly of and adjacent Lots One (1), Two (2), and Three (3) and easterly of and adjacent Lot Seven (7) in Block Four (4) in Burnside aforesaid, lying northerly of a curved line convex to the Southwest which is Seventy-Six and Eight Tenths feet (76.8') southerly of and concentric with the southerly curved line of Lyon Avenue; subject to an easement in perpetuity to Chicago and Western Indiana Railroad Company, an Illinois corporation, its lessees, successors and assigns, in, over and upon the property hereinabove described for the railroad pole line on said property; and also subject to an easement in perpetuity in the air space over said property hereinabove first described for electrical and communication wires, with the right and privilege respecting said easement reserved unto the said Chicago and Western Indiana Railroad Company, its lessees, successors and assigns, of access to and upon the property hereinabove described for the purpose of maintaining, repairing and renewing said poles and electrical and communication wires; together with the tenements and appurtenances thereto belonging.

11 01

24 237 375

Office

2

PROPERTY

Property of Co

11.00

85-03 424-004-0000

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 waste any subdivision or part thereof, and to re-subdivide 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 lease, to grant all of the title, estate, powers and authorities vested in said Trustee, to demise, 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 possession or in future, and upon any terms and for any period or periods of time, or for 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 hereof at any time, 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 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, or any successor or 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, rent or money borrowed or advanced on said real estate, or to 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 he shall not be 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 Registrar of Titles of said county) relying upon or claiming under any such deed, mortgage, lease or other instrument. (2) 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, (3) 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, and binding upon all beneficiaries thereunder, (4) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, mortgage, lease, notice or other instrument and (5) that the conveyance 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 the, his or their predecessor or in trust.

This conveyance is made upon the express understanding and condition that neither the grantor, individually or as estate, rights, powers, authorities, duties and obligations of the, his or their predecessor or in trust, nor the Trustee, nor the successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to or loss of property, happening to or about said real estate any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate shall be deemed to be entered into in the name of the then beneficiaries under said Trust Agreement as their attorneys-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and shall be deemed to be the act of the Trustee. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing hereof.

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 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, profits and proceeds therefrom as aforesaid, the intention hereof being to vest in said Beverly Bank the entire legal and equitable title in fee simple.

If the title in any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed, no to register or note in the certificate of title or certificate 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, charge 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, aforesaid has hereunto set their hand and seal this 7th day of September 19 77.
WALTER PAIGE [SEAL]
MYRTLE PAIGE [SEAL]

State of Illinois } ss. The Undersigned, a Notary Public in and for said County,
County of COOK } in the state aforesaid, do hereby certify that
WALTER PAIGE and MYRTLE PAIGE, his wife

personally known to me to be the same persons whose names 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 12th day of December 19 77.
Notary Public

Beverly Bank
1357 WEST 103RD STREET CHICAGO, ILLINOIS 60643

9400 S. Cottage Grove Chicago, Illinois

This instrument was prepared by Patricia Ralphson, Beverly Bank, 1357 W. 103rd St.
Grantee's Address: 1357 W. 103rd St. Box 90 BOX 533

This space for affixing Riders and Release Stamps

TAXABLE CONSIDERATION

24 237 375