

QUIT CLAIM DEED IN TRUST

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

Spelling of names

27055208

RECORDED  
BOOK

APR 23 84 8 5 1 8 9 • 27055208 • A — Rec'd 10.00  
(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor HELEN A. ZARR, a spinster

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 Quit Claims unto the BEVERLY BANK, an Illinois corporation, of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 15th day of March, 1982, known as Trust Number 2538, the following described real estate in the County of Cook and State of Illinois, to-wit:

James F. Edwards Resubdivision No. 1 of the South 160 feet (except the North 80 feet thereof) of the North Half of the South Half of Lot 5 in Block 1 in Frederick H. Bartlett's Maplewood Park, being a Subdivision of Lots 3, 4 and Lot 2 (except the East 2 rods) all in School Trustees Subdivision of Section 15, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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Grantee's Address: 1357 W. 103RD STREET, CHICAGO, ILLINOIS 60643

TO HAVE AND TO HOLD the said premises with the appurtenances to 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 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 or any part thereof, from time to time, in possession or reversion, by lease or otherwise, in present or 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 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 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 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 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 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) 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) 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 some amendment thereof and 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 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 waive and release 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 her hand and seal this 16th day of March, 1984.

(Seal) HELEN A. ZARR (Seal)  
(Seal) HELEN A. ZARR (Seal)

State of Illinois ss. I, The Undersigned, a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that HELEN A. ZARR, a spinster

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 16th day of March, 1984.

Patricia A. Ralphson  
Notary Public

Beverly Bank  
BOX 90

10418 Linus Lane Oak Lawn, Illinois  
For information only insert street address of above described property.

Exempt under provisions of Paragraph "F", Section 4, R.I. Number 104, Act Date 7-16-81 Patricia A. Ralphson Buyer-Seller or Representative

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

NO TAXABLE CONVEYANCE



Document Number 27055208