

UNOFFICIAL COPY

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

(The above space for Recorder's use only)

87135599

THIS INDENTURE WITNESSETH, That the Grantor s JOHN B. HILLMAN and
LINDA H. HILLMAN, 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
2nd day of December, 1985, known as Trust Number
8-8046, the following described real estate in the County of Cook
and State of Illinois, to-wit:

See Attached Rider:

Property of Clerk's Office
Patricia Ralphson
Beverly Bank, or Representative
Date 2-2-87

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 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 public streets, highways or alleys
and to vacate any subdivision or part thereof, and to reconstitute said property as they are 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 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 premises, or any part thereof, to lease said premises, or any part
thereof, 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 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 provi-
sions 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 of the rever-
sion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said premises, or any part thereof, for other real or personal prop-
erty, 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 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 mort-
gaged 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, and trust agree-
ment, and every 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, (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 binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed,
lease, mortgage or other instrument and (d) 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 the trustee 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.

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 file a duplicate 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 therein 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, John B. Hillman and Linda H. Hillman, his wife, do hereby certify that they are the persons who have signed and sealed this instrument, and that they are the persons who have appeared before me, this day in person and acknowledged that they signed, sealed and delivered the said instrument for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
JOHN B. HILLMAN (Seal) LINDA H. HILLMAN (Seal)

State of Illinois ss. The Undersigned, a Notary Public, in and for said County, in
County of Cook the state aforesaid, do hereby certify that
JOHN B. HILLMAN and LINDA H. HILLMAN, His wife
personally known to me to be the same person whose name are they
the foregoing instrument, appeared before me, this day in person and acknowledged that they
signed, sealed and delivered the said instrument for their free and voluntary use 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 27th day of February 1987

Section
87135599
THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS
NO FEE
Document Number
87135599

UNOFFICIAL COPY

Parcel 1:

The West 16 feet of Lot 14 and all of Lot 15 in the Subdivision of Lot 6 in Block 5 in the Blue Island Land and Building Company's Subdivision known as Washington Heights, a Subdivision of the East 1/2 of the Northeast 1/4 of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian;

87135599

ALSO

Parcel 2:

The South 1/2 of that part of Lot 5 in Block 5 in Washington Heights described as follows: Beginning at the Southeast corner of Lot 15 in Kellogg and Kellogg's Subdivision of Lots 3 and 4 in Block 5 of the Blue Island Land and Building Company's Subdivision in Washington Heights, thence South along the East line of said Lot 15 extended a distance of 167 feet more or less to the South line of said Lot 5, thence West along the South line of said Lot 5 to the West line of Lot 15 extended: thence North along the West line of Lot 15 extended to the North line of said Lot 5, thence along the North line of said Lot 5 to the point of beginning all in the Northeast 1/4 of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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Cook County Clerk's Office