

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

88117202

MAR-22-88

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(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor s DAVID J. SHEWMAKE and LORENA A. SHEWMAKE, his wife of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the BEVERLY TRUST COMPANY, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 15th day of March, 1988, known as Trust Number 8-8605, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 2 in Dunlap Resubdivision of the West 200.00 feet of Lot 1 in Crestwood Development, being a Subdivision of the North 10 acres of the South 40 Acres of that part of the Northwest 1/4 of Section 3, Township 36 North, Range 13 East of the Third Principal Meridian, lying West of the East 60 acres of the Northwest 1/4 and North of the South 580 feet of said Northwest 1/4 in Cook County, Illinois (except the West 50.00 feet thereof taken for highway purposes in Cicero Avenue) in Cook County, Illinois\*

Address of Property: 13647-57 S. Cicero, Crestwood, IL P.T.I.N. 28-03-100-089

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust, 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 redivide said property as desired, to contract to sell, to grant options to purchase, in 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 vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leaves to commence in practice 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 199 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 thereof at any time or times hereafter, to contract to make leases and to grant options to purchase and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of living 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 a part or of easement 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 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 in its same unamended and unmodified form and binding upon all beneficiaries thereunder, (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 us, 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 profits, assets 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 life or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, assets 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 conditions," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor, S, 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 hereby have their hand S and seal S this 15th day of March, 1988

David J. Shewmake (Seal) Lorena A. Shewmake (Seal)

State of Illinois MATHIAS M. MATTERN a Notary Public in and for said County, in County of COOK the state aforesaid, do hereby certify that DAVID J. SHEWMAKE and LORENA A. SHEWMAKE, 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



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 15th day of March, 1988

Notary Public signature

I hereby declare that the attached deed represents a transaction exempt from provisions of paragraph 4 of the Real Estate Transfer Tax Act, Section 4.05 of the Real Estate Transfer Tax Act.

22 MAR 88 88117202 Document Number

Beverly Trust Company TRUST AND INVESTMENT SERVICES

13647-57 S. Cicero Crestwood, Illinois 60445

For information only insert street address of above described property.

Recorder from Qualtype Graphics & Printing, Chicago 312-239-0670

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ES:82      address      date      time

Property of Cook County Clerk's Office

