

# UNOFFICIAL COPY

WARRANTY DEED IN TESTAMENTARY FORM  
THIS INSTRUMENT PREPARED BY:  
Thomas F. Courtney  
7000 West 127th Street  
Palos Heights, Illinois 60463

88317955

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor **Mary P. O'Brien**, a widow and not since remarried,

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 **31st** day of **May**, 19 **88**, known as Trust Number **8-8630**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 25 (Except the South 10 feet thereof) and Lot 26 (Except the North 10 feet thereof) in F. A. Hill's Addition to Morgan Park, being a Subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 24, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: **24-24-214-040**  
**11231 S. Artesian, Chicago, IL 60655**

88317955

Subject to real estate taxes for the year 1987 and subsequent years.

TO HAVE AND TO HOLD the said premises with the appurtenances thereto and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority hereby granted to said trustee to improve, enlarge, protect and subdivide said premises or any part thereof, to dedicate parts, streets, highways or alleys and to create any subdivision or partitioned and to lease and dispose of the same 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 and premise 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, issues, rents and revenues arising in said trustee to determine to dedicate, to mortgage, alien, or otherwise encumber said property, or any part thereof, in leases and profits and for any period or periods of time, not exceeding in the aggregate the term of its years and interest 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 thereafter, 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 revenue from the same respecting the manner of fixing the amount of present or future rental, to permit or exchange said property, or any part thereof, for other real or personal property, to agree to amounts or charges of any kind, to release, convey or assign any right, title or interest in or out of easement appurtenant to said premises or any part thereof, and to deal with and dispose of every part thereof in all other ways and for such other considerations as aforesaid as he may be lawfully entitled to do for any person owing the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In case we 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, and another, be obliged to sue to the application of any principal money, rent, or money borrowed, or advanced on said premises, or be obliged to sue that the terms of this trust agreement be construed with, or be obliged to come into the necessity of expediting of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and to 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 dealing under the said conveyance, lease or other instrument, (a) that at the time of the delivery thereof, the title 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 terms, conditions and limitations contained in this indenture and in said trust agreement, or some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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, but their predecessor in title.

The interest of each and every beneficiary hereinunder and of all persons claiming under them or any of them shall be, and in the events, 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 hereinunder shall have any title of interest, legal or equitable, in or to said real estate, as such, but only an interest in the avails, avails and proceeds thereof, as aforesaid.

If the entire lot of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed him to register or cause to be registered certificate of title or duplicate thereof, or otherwise, the words "in trust" or "upon condition," or "with limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor **Mary P. O'Brien** hereby expressly waives **§ 8** and releases **§ 8** 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.

To witness whereof, the grantor **Mary P. O'Brien** and the said trustee **Thomas F. Courtney** did sign and seal this **2nd** day of **June**, 19 **88**.

(Seal)

(Seal)

*Mary P. O'Brien* (Seal)  
MARY P. O'BRIEN

(Seal)

State of **Illinois**, County of **Cook**, ss. I, **Thomas F. Courtney**, a Notary Public in and for said County, in the name aforesaid, do hereby certify that **MARY P. O'BRIEN**, a widow and not since remarried,

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



15th July 1988  
*John C. Johnson*  
Notary Public

Address of Grantee

**Beverly Trust Company**  
1557 West 127th Street  
BRENTWOOD BUSINESS SERVICES  
Chicago, Illinois 60643

11231 South Artesian  
Chicago, Illinois 60643

For information only insert street address of  
above described property.

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THIS SPACE FOR AFFIXING STAMPS AND REVENUE STAMPS

Document Number

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Box 134

M301315.8

DEPT-03 RECORDING \$12.00  
TRN1111 TRAN 0326 07/19/06 14:05:00  
MS161 # PV 4-13B-3 17955  
COOK COUNTY RECORDER

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE JULY 1986  
AMOUNT \$ 45.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
TAX REVENUE JULY 1986  
AMOUNT \$ 682.50

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12.00