

WARRANTY DEED IN TRUST

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COOK COUNTY ILLINOIS
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1988 AUG 29 PM 2:10

88391492

(The above space for Recorder's use only)

Prepared by Sandra Vesely
Mail to:
Beverly Bank-Matteson
Route 30 at Kostner
Matteson, Illinois, 60443

Section 4
8-25-88
Sandra Vesely
representing the Trust

THIS INDENTURE WITNESSETH, That the Grantor Archer Development, Inc.

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 TRUST COMPANY, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 11th day of March, 19 88, known as Trust Number 74-1846, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 36, 38 and 65 in Timber's Edge II C being a subdivision of the North 1/2 of Section 34, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, IL

pi#: 27 34 102 061 0000
CKA: 9326 Bayberry, Tinley Park, Illinois
9338 Bayberry, Tinley Park, Illinois

12.00

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 of any part thereof, to dedicate parks, streets, highways or alleys and to subdivide any subdivision or part thereof, and to resubdivide said property as he or she may desire, 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 trustee or trustees 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, to lease, to otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, to lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 19 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 lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of using 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 about or 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 naming the same to deal with the same, whether similar to or different from the acts 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 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 trust 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 proceeds, 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 title 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 record 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 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 hand and seal this 6th day of May 1988

(Seal) Archer Development Inc. (Seal) Joseph T. Sebastian (Seal) George Venturella

State of IL the undersigned a Notary Public in and for said County, in County of Cook ss. the state aforesaid, do hereby certify that Archer Development, Inc. by Joseph T. Sebastian, Sec. and George Venturella, Pres.

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 6th day of May 1988

Notary Public

261668'S SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS 88391492

Document Number

15452 (M3)

Beverly Trust Company
TRUST AND INVESTMENT SERVICES

Tinley Park, IL

For information only insert street address of above described property.

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