

WARRANTY DEED IN TRUST

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This instrument was prepared by: Patricia Ralphson Beverly TrustCo. 10312 S. Cicero Oak Lawn, Illinois 60453

09457054

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(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor's HERBERT G. ELLIS and MARY L. ELLIS, 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 TRUST COMPANY, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 18th day of September, 19 89, known as Trust Number 8-8836, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 36 in Heather Hill, Inc.'s Fourth Addition to Heather Hill, a Subdivision of part of the Southwest 1/4 of Section 12, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

COOK COUNTY RECORDER DEPT-01 11:11 AM 09/27/89 3369 TRAN 00:10:00 22721 89-4505

Permanent Tax Number: 31-12-315-020-0000 Commonly known as: 3025 Lawrence Crescent Flossmoor, Illinois

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 in 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 any person or persons 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, to 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 leases to commence in the 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 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 reversion and to contract respecting the manner of fixing the amount of present or future rental, separation 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 shall 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 real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (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 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 predecessors, or 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 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 to the statute 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 18th day of September 19 89

Herbert G. Ellis (Seal) Mary L. Ellis (Seal) HERBERT G. ELLIS (Seal) MARY L. ELLIS (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 HERBERT G. ELLIS and MARY L. ELLIS, his wife

personally known to me to be the same person, whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they their free and voluntary act, for the

Notary Public Patricia A. Ralphson My Commission Expires 09/27/91

Patricia A. Ralphson Notary Public

Date: 9/28/89 Patricia A. Ralphson

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

89457054 Document Number

Beverly Trust Company TRUST AND INVESTMENT SERVICES Box 90

3025 Lawrence Crescent Flossmoor, Illinois For information only insert street address of above described property. Reorder from Qualitytype Graphics & Printing, Chicago 312/239-0650 102/8878

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