

WARRANTY DEED INSTRUMENT

3791287

UNOFFICIAL COPY

This instrument was prepared by: Lawrence W. Sisk 14735 S. Pulaski Midlothian, IL 60445

89194694

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor CAPITAL INVESTORS GROUP, INC.

of the County of COOK and State of ILLINOIS for and in consideration of TEN AND NO/100THS (\$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 27TH day of JANUARY, 19 88, known as Trust Number 74-1841, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT C IN KAUR'S RESUBDIVISION OF LOTS 25, 26, 27, AND 28 IN BLOCK 57 IN THE SUBDIVISION OF BLOCK 57 IN SOUTH LAWN, BEING A SUBDIVISION OF SECTION 17, AND SOUTH 1/2 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 29-17-101-040 VOLUME 209



2570

TO HAVE AND TO HOLD the said premises with the appurtenances unto 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 parks, streets, highways 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 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, 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 198 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 rents, 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 could 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 but owed, 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 hereof 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 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 its, 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 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.

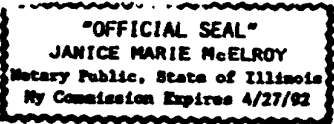
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or make in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the provisions in such case made and provided.

And the said grantor hereby expressly waives, releases and releases any and all right or benefit under any 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, S, aforesaid has hereunto set their hand and seal on this 27TH day of APRIL 19 89

(Seal) Lawrence W. Sisk, President (Seal) (Seal) Monty A. Nafosi, Secretary

State of IL, ss. JANICE MARIE McELROY a Notary Public in and for said County, in County of COOK the state aforesaid, do hereby certify that LAWRENCE SISK AND MONTY NAFOSI ARE SECRETARY



personally known to me to be the same person as whose name is ARE subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed, sealed and delivered the said instrument as THEIR own 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 27th day of APRIL 19 89

Janice Marie McElroy Notary Public

Beverly Trust Company TRUST AND INVESTMENT SERVICES

33 E. 152ND ST., HARVEY, ILLINOIS For information only insert street address of above described property.

Collp Resol Attached 250303

Registered under provisions of Paragraph 1 of Article IV of 10/10/83 Act of 1983 THIS SPACE FOR AFFIXING INDICES AS REQUIRED BY THE REGISTER OF DEEDS Date 4-27-89

89194694 3791287

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Property of Cook County Clerk's Office

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DEPT. OF RECORDING  
144 N. LAUREL ST. CHICAGO, ILL. 60602  
TEL. 312.743.2000 FAX. 312.743.2001  
WWW.COOKCOUNTYIL.GOV

*[Handwritten signature]*  
N.I.D.  
3791287

3791287

1003 MAY - 1 PM 3:24  
CAROL HOSELY DEAN  
REGISTRAR OF TITLES

Age of Certificate Legal

Address \_\_\_\_\_

Husband Trust

Wife \_\_\_\_\_

Subj. 3791287

Auth. \_\_\_\_\_

RECEIVED  
MAY 13 2003  
DEPT. OF RECORDING  
CHICAGO, ILL.

ST. CLERK

1007

89194694

*[Handwritten mark]*