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90562095

TRUSTEE'S DEED/TRUSTEE'S TRUST
THIS INSTRUMENT WAS PREPARED BY

Beverly Trust Company
TRUST AND EASEMENT SERVICES

(The above space for Recorder's use only)

BEVERLY TRUST COMPANY, an Illinois corporation, as successor to BEVERLY BANK under the provisions of a deed or deeds in Trust, duly recorded and delivered to said corporation in pursuance of a Trust Agreement dated the 3rd day of November, 1976, and known as Trust Number 8-5566, for the consideration of Ten and no/100----- dollars, and other good and valuable considerations in hand paid, conveyed and quit claims to **INDEPENDENT TRUST CORPORATION AS TRUSTEE UNDER TRUST NUMBER 20179**

party of the second part, whose address is **1910 Highland Avenue; Suite 105, Lombard, IL. 60148**

the following described real estate situated in **COOK** County, Illinois, **DEPT-01 RECORDING** \$13.00
Unit 1002 and Unit 1004 together with its undivided percentage interest in COOK COUNTY RECORDER \$7462 + C * -90-562095
elements in Waterbury of Crestwood Condominium as delineated and defined in the Declaration recorded as Document Number 25298697, in the Southwest 1/4 of Section 4, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby grants to the Grantee, its successors and assigns as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

common address: **14000 South Waterbury Drive, Crestwood, IL. 60445**

TAX NO. **28-04-301-017-1056**

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The terms and conditions appearing on the reverse side of this instrument are made a part hereof.

Together with the tenements and appurtenances thereunto belonging

To have and to hold unto said party of the second part said premises forever.

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This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in Trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned. This deed is made subject to the lien of every Trust Deed or mortgage, if any, of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its **Trust Officer** and attested by its **Assistant Trust Officer** this **14th** day of **November**, 19 **90**.

BEVERLY TRUST COMPANY, its Successor Trustee as aforesaid

BY Patricia Robinson
Trust Officer

ATTEST Oliver Page
Assistant Trust Officer

STATE OF ILLINOIS
COUNTY OF COOK SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named **Trust Officer** and **Assistant Trust Officer** of the BEVERLY TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such **Trust Officer** and **Assistant Trust Officer** respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth; and the said **Assistant Trust Officer** then and there acknowledged that said **Assistant Trust Officer** as custodian of the corporate seal of said Corporation, caused the corporate seal of said Corporation to be affixed to said instrument as said **Assistant Trust Officer's** own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

OFFICIAL SEAL
MARLENE DONAHUE
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 4/4/91

under my hand and Notarial Seal this **14th** day of **November**, 19 **90**

Marlene Donahue
Notary Public

DELIVERY
NAME
STREET
CITY
INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER

Box 97

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
14000 South Waterbury Drive
Crestwood, IL. 60445

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC 9-0.562095
REAL ESTATE TRANSFER TAX ACT.

DATE
BUYER, SELLER OR REPRESENTATIVE

Document Number

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid; the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of titles 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.

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Registrar of Titles Clerk's Office