

WARRANTY DEED IN TESTAMENTARY

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

UNOFFICIAL COPY

90615060

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor **'s** GEORGE DEEKS CARROLL, Jr. and ANN CARROLL, 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 **13th** day of **December**, **19 90**, known as Trust Number **8-9058**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot 9 in Block 30 in Robert Bartlett's Homestead Development No. 3, being a Subdivision of the East Half of the South 60 acres of the East Half of the North East $\frac{1}{4}$ of Section 25, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

RECORDED JUNE 1990

INDEX NO. 16274

BOOK 1130 PAGE 1171 FILE 1990

REC'D 6/10/90 10:45 AM

RECORDED 6/10/90 10:45 AM

Permanent Tax Number: **23-2-220-007**Commonly known as: **12112 72nd Court Palos Heights, Illinois**

90615060

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 subordinate said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivid said premises 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 mortgag, 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 plentitude of time, 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 term or 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 future rents, to partition or exchange and 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, or any part or easement, option, or right 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 having 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 income therefrom, or of advanced or paid premiums, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the necessities or expediency of any act of said trustee, or be obliged to pay expenses of collection and enforcement of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to the said real estate shall be construed as evidence in favor of every party dealing with said trustee under such conveyance, lease, or other instrument, (a) that at the time of the delivery thereto the trustee created by this indenture and its said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust conditions, covenants and limitations contained in this indenture and its 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 such deed, trust deed, lease, mortgage or other instrument and (d) that 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 or their predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be one undivided undivisible interest 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 right of action, legal or equitable, or of record to said real estate as such, but only an interest in the earnings, moneys 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 to affix to a 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 law in such case made and provided.

And the said grantor **_____** hereby expressly waives **_____** and release **_____** any and all right or benefit under and in 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 his hand and seal **_____** this **13th** day of **December**, **19 90**

George Deeks Carroll
GEORGE DEEKS CARROLL, JR.

(Seal)

(Seal)

Ann Carroll

ANN CARROLL

(Seal)

(Seal)

State of **Illinois** **Cook** **SS** The Undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that

GEORGE DEEKS CARROLL, JR. AND ANN CARROLL, his wife

personally known to me to be the same person, **S** whose name **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 **13th** day of **December**, **19 90**

Patricia A. Ralphson
Notary Public

"OFFICIAL SEAL"
PATRICIA A. RALPHSON
Notary Public, State of Illinois
My Commission Expires 8/7/91

Beverly Trust Company
TRUST AND INVESTMENT SERVICES

Box 90

12112 72nd Court Palos Heights, Illinois

For information only insert street address of
above described property.

Reorder from Quality Graphics & Printing, Chicago 312 239-0650 102 6878

Exempt under provisions of Paragraph "E", Section
4, R. I. Transfer Tax Act

Buyer/Seller or Representative

RECORDED IN THE CLERK'S OFFICE FOR AFFIXING RIDERS AND REVENUE STAMPS

Document Number