

WARRANTY DEED IN TRUST

This instrument was prepared by:

BEVERLY BANK - MATTESON
Rt. 30 & Kostner Ave.
Matteson, Illinois

UNOFFICIAL COPY

30082769

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor **MATTESON-RICHTON BANK, n/k/a BEVERLY BANK/MATTESON**, A CORPORATION OF ILLINOIS.

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 Successor in title to **Matteson-Richton Bank** as Trustee under the provisions of a Trust Agreement dated the **1st** day of **July**, 19 **84**, known as Trust Number **74-1420**, the following described real estate in the County of **COOK** and State of Illinois, to-wit:

LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 2, 1980, AS DOCUMENT 25688712, (EXCEPTION FROM SAID LOT 1 THAT PART DEDICATED FOR STREET BY PLAT OF DEDICATION RECORDED NOVEMBER 30, 1984 AS DOCUMENT 2735903) IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 29-29-409-018-0000

STREET ADDRESS: 17450 S. Halsted, Homewood, Illinois

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 or alleys and to vacate any subdivision or part thereof, and to redivide 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 the survivor or successors in trust and to grant to such survivor 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease to commence on any day or days of the month, 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 paying the amount of present or future rentals in part or in 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 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, (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 us, 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 receive any sale 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 file 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 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 Its hand and seal this 1st day of February, 1980

MATTESON-RICHTON BANK, n/k/a BEVERLY BANK MATTESON
BY: Elspeth M. Hack SECRETARY (Seal)
Preda J. Pina VICE PRESIDENT CASHIER (Seal)

State of ILLINOIS ss. I, THE UNDERSIGNED a Notary Public in and for said County, in the state aforesaid, do hereby certify that Brenda J. Pina Vice President & Cashier

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"
Elspeth Pappas
Notary Public, State of Illinois
My Commission Expires Aug 24, 1989

Elspeth Pappas
Notary Public

Beverly Trust Company
TRUST AND INVESTMENT SERVICES

17450 S. Halsted, Homewood, IL 60430
For information only insert street address of above described property.

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

Document Number

90082769

30082769

1425

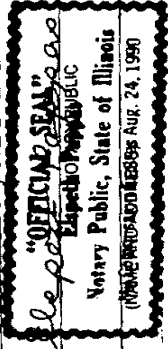
90082769

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 Beverly Bank-Matteson personally known to me to be the Vice President of the Beverly Bank-Matteson known as Beverly Bank-Matteson corporation, and Beverly Bank-Matteson personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to a Resolution given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS NOTARIAL SEAL HERE

Given under my hand and official seal, this 20 day of Feb 1970

Commission expires 8 24 1970



This instrument was prepared by

MAIL TO: Beverly Bank-Matteson (Name) P.O. Box Kostner Ave (Address) Matteson, IL (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO Floyd M. Phillips Co. (Name) 935 W. 15th St. (Address) Arrowwood, IL 60430 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

90082769

PROPERLY KEPT'S Office