

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

91198591

This instrument was prepared by:

Beverly Bank
8811 W. 159th St.
Orland Hills, IL 60477

1991 APR 30 AM 11:19

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COOK CO. NO. 016

016810

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantors, Thomas Richard Benz and Virginia M. Benz, his wife,

of the County of Riverside and State of California for and in consideration of Ten and no/100 (\$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 1st day of April, 1991, known as Trust Number 8-9099, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 2 AND THE NORTH 32.2 FEET OF LOT 5 IN D. M. HEFFRON'S SUBDIVISION OF THE SOUTH 17 1/2 FEET OF LOT 90 OF THE RESUBDIVISION OF ORIGINAL LOTS 8 TO 14, AND ALL OF ORIGINAL LOT 15, EXCEPT THE SOUTH 17 1/2 FEET OF THAT PART LYING EAST OF DREW STREET IN BLOCK 5 IN BLUE ISLAND LAND AND BUILDING COMPANY'S SUBDIVISION OF WASHINGTON HEIGHTS, SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 25-18-213-011
Common Address: 10630 S. Drew, Chicago, IL 60643

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto in 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 subdivide said premises or any part thereof into dedicated parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as then desired, to contract to sell, to grant, to lease, to purchase, to convey, to lease, to convey, either with or without consideration, to convey said premises or any part thereof in fee simple, in trust, or to grant to any other person, in fee simple, in trust, or to lease, to convey, to lease, to convey, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to pledge, to hypothecate, to encumber and property, or any part thereof, for or to lease said property, or any part thereof, from time to time, in possession or reversion, by lease to commence in, on, or before, and to terminate, at, 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 grant, to lease, to convey, to lease, to convey, and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant, to lease, to convey, to lease, to convey, to renew or extend, 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, in part or in exchange and property, or any part thereof, for lease 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 payment in respect to said premises, or any part thereof, and to deal with said property and every part thereof in any other ways and for such other considerations as shall be lawful for any person lawfully authorized 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 any interest in or about any part thereof, shall be required to be paid, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or interest to be paid or advanced, or to be paid or advanced, in or on 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 the effect of any such act, or the validity 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 premises shall be valid and enforceable in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, as if at the time of the delivery of the same, the trustee had been duly authorized and the said trust agreement was in full force and effect. It is further covenanted and warranted that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the conveyance is made to a successor in possession of trust, that the trustee has been properly appointed and is fully vested with all the title, estate, rights, powers, authorities, duties and obligations of such trustee in his or her position.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be deemed to be personal property, arising from the sale of other 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 any instrument of title or duplicate thereof 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 S hereby expressly waives and releases any and all right or benefit under and in favor 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, have hereunto set their hand and seal this 15th day of April, 1991.

Thomas Richard Benz (Seal)

Virginia M. Benz (Seal)

State of Illinois, I, the undersigned, a Notary Public in and for said County of Cook, do hereby certify that Thomas Richard Benz and Virginia M. Benz, his wife,

personally known to me to be the same person S whose name S are they subscribed 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 15th day of April, 1991.

Kevin M. McCarthy (Seal)

Prepared by: Kevin M. McCarthy 4544 W. 103rd St., Oak Lawn, IL 60453

Beverly Trust Company
TRUST AND INVESTMENT SERVICES

10630 S. Drew, Chicago, IL 60643

For information only insert street address of above described property

Mail to: Box 109

Recorder from Qualtype Graphics & Printing, Chicago 312 239-0650 102 8878

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7529 625 7299 625

653763

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
56.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
28.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
420.00

13 APR 1991

OFFICIAL SEAL
KEVIN M. MCCARTHY
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 24, 1994