

WARRANTY DEED IN TRUST

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

UNOFFICIAL COPY 91216792

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor **PHILLIP L. BECKHAM, JR.**, a married man

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 29th day of July, 1970, known as Trust Number 8-2397, the following described real estate in the County of Cook and State of Illinois, to-wit:

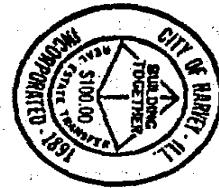
The North $\frac{1}{2}$ of Lot 37 and all of Lot 38 in Block 1 in Park Addition to Harvey, being a Resubdivision of Ravesloot's Subdivision of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

COURT COUNTY RECORDER

• 44-12 + E *-91-216792

• T-6555 TRM 9931 06/08/80 T6/90 00:01:00

DEPT-01 RECORDING



Permanent Tax Number: 29-20-103-035

Commonly known as: 15928 Loomis Harvey, Illinois
TO HAVE AND TO HOLD the said premises with the appurtenances upon 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 subordinate said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property, 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[e] 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 present or future, and upon any terms and for any periods of time, not exceeding in the case of any single demise the term of 199 years, and to renew or extend leases upon any term or period 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 reservation and to contract respecting the manner of fixing the amount of present or future rents, in payment 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 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 shall 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 income thereon, 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 priviledged 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 law of every person 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 terms, conditions and limitations contained in this indenture and in said trust agreement, in some amendment thereto 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 note 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 waives any and all right or benefit under and is subject 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 24th day of April, 1991.

Phillip L. Beckham

(Seal)

(Seal)

(Seal)

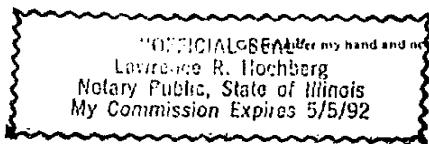
PHILLIP L. BECKHAM, JR.

(Seal)

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

PHILLIP L. BECKHAM, JR. a married

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



24th day of April, 1991.
Lawrence R. Hochberg
Notary Public

Beverly Trust Company
TRUST AND INVESTMENT SERVICES

15928 Loomis Harvey, Illinois

For information only insert street address of above described property.

Box 90

Render from Quality Graphics & Printing, Chicago 312/239-0650 102/8878

RECEIVED UNDER PROVISIONS OF PLATE NUMBER "E", SECTION 4, REEL 1, INDEX PAGE 1, CLERK'S OFFICE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

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