

WARRANTY DEED INSTRUMENT

This instrument was prepared by: CAROL L. SEE

UNOFFICIAL COPY 91216794

BEVERLY TRUST COMPANY
10312 SOUTH CICERO AVENUE
OAK LAWN, ILLINOIS 60453

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor ANN GANNON SIBBERT NOW KNOWN AS ANN V. SIBBERT, A WIDOW

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 1st day of MAY, 1991, known as Trust Number [blank], the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 338 IN MAHONEY ESTATES, A SUBDIVISION OF THE NORTH THREE QUARTERS (3/4) OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE RIGHT OF WAY OF THE CHICAGO AND SOUTHERN RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

91216794

DEPT-01 RECORDING
T45555 TRAN 9931 05/08/91 09:01:00
4414 E *-91-216794
COOK COUNTY RECORDER

Permanent Tax Number: 24-24-311-013-0000
COMMONLY KNOWN AS: 11727 SOUTH KEDZIE AVENUE, MERRIONETTE PARK, ILLINOIS 60655-2913

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 subdivide said premises or any part thereof, to dedicate public streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 mortgage, to lease 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 the present or future, 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 renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of living the amount of present or future rental, to partition or to 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 of 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 hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be and, in the earnings, assets 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, assets 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 practice in such case made and provided.

And the said grantor hereby expressly waives, surrenders and releases, and waives, surrenders and releases, any and all right of benefit under and 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 hereunto set her hand and seal on this 1st day of MAY, 1991.

* Ann Gannon Sibbert (Seal) ANN GANNON SIBBERT
* Ann V. Sibbert (Seal) NOW KNOWN AS ANN V. SIBBERT

State of ILLINOIS the undersigned a Notary Public in and for said County, in County of COOK the state aforesaid, do hereby certify that ANN GANNON SIBBERT NOW KNOWN AS ANN V. SIBBERT, A WIDOW

personally known to me to be the same person whose name is 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.

Given under my hand and notarial seal this 1st day of MAY, 1991.
"OFFICIAL SEAL" PATRICIA M. DURHAM Notary Public, State of Illinois My Commission Expires 4/16/94
* Patricia M. Durham Notary Public

Beverly Trust Company TRUST AND INVESTMENT SERVICES

11727 S KEDZIE AVENUE, MERRIONETTE PARK, IL.

For information only insert street address of above described property.

Box 90

Vertical text on the right margin: Exempt under provisions of Paragraph 'E', Section 4, P.E. Transfer Tax Act, Date 5-7-91, Clerk's Office, THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS, DOCUMENT NUMBER 91216794