

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor **FIRST LIEN CO.,** an Illinois Corporation

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 **5th** day of **May**, 19 **92**, known as Trust Number **8-9227**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

LOT 21 (EXCEPT THE SOUTH 10 FEET THEREOF) AND LOTS 20 AND 22 IN WESTERN AVENUE AND 80TH STREET RESUBDIVISION OF LOTS 1 TO 45, BOTH INCLUSIVE, IN BLOCK 2 IN C.H. BECKWITH'S SUBDIVISION OF BLOCKS 14 AND 15 IN HUNTER'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, Commonly known as: 7949 South Western Avenue, Chicago

Permanent Tax Number: **20-31-104-041**

This document is subject to the real estate taxes for the year 1991 and subsequent years and covenants and restrictions of record.

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 resubdivide 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 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, 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 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 198 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 premises and to contract respecting the manner of fixing the amount of present or future rental, to partition or to exchange said property, or any part thereof, for other real or personal properties, 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 trust, 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 in 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 or 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," "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 and releases any and all right or benefit under and benefit 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 out hand and seal this 24th day of July, 1992

Attest: *Ruth F. Gola* (Seal) **FIRST LIEN CO.** (Seal)
Ruth F. Gola, Secretary BY: *Donna P. Schultz* (Seal)
Donna P. Schultz, President

State of _____ SS. _____ a Notary Public in and for said County, in County of _____ the state aforesaid, do hereby certify that

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 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.
Given under my hand and notarial seal this _____ day of _____ 19____

Notary Public

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

92557593

Beverly Trust Company
TRUST AND INVESTMENT SERVICES

10312 S. CRENSHAW
OAK LAWN, IL 60453

BOX 333

For information only insert street address of above described property.

1993

73-37-245-102

659589

UNOFFICIAL COPY

STATE OF ILLINOIS, County of Cook ss. I, Alicia Fernandez undersigned, a Notary Public, in and for the County and State aforesaid DO HEREBY CERTIFY, that DONNA P. SCHULTZ, personally known to me to be the President of FIRST LIEN CO., an Illinois corporation, and RUTH F. GOLLA, 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 President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, 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.

Given under my hand and official seal, this 24th day of July 1992.

Commision expires June 12, 1993

Alicia Fernandez
Notary Public
"OFFICIAL SEAL"
Alicia Fernandez
Notary Public, State of Illinois
My Commission Expires 6-12-93

This instrument was prepared by Bruce M. Buyer, 205 West Wacker Drive, Suite 705, Chicago, Illinois 60606

COOK CO. NO. 016
206393
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 29 '92 DEPT. OF REVENUE
74.00
PB. 10666

061855
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 29 '92
37.00
PB. 1424

★ 061703
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE JUL 29 '92
★ 555.00
★ PB. 11193

COOK COUNTY CLERK'S OFFICE
FILED

1992 JUL 29 PM 1:33
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