

**WARRANTY DEED IN TRUST**

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

(The above space for Recordr's use only)

THIS INDENTURE WITNESSETH, that the Grantor DOROTHY A. FISHER, 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  
10th day of August 19 92, known as Trust Number  
8-9263, the following described real estate in the County of Cook  
and State of Illinois, to-wit:

Lot 10 (except the South 50 feet thereof) in Block 9 in Gunn's Subdivision of the East 70 acres of the North 100 acres of the North East Quarter of Section 14, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

**Exempt under provisions of Paragraph E, Section 200.1-2B6 or  
under provisions of Paragraph F, Section 200.1-4B of the Chicago  
Transaction Tax Ordinance.**

Pat Ralphson  
Buyer, Seller, or Representative  
Permanent Tax Number 209-035-0000  
Came to do business in Chicago, Illinois

Commonly known as: 10402 S. Roman Chicago, Illinois

**TO HAVE AND TO HOLD** the said premises with the appurtenances thereunto in the trusts and for the uses and purposes herein and in said trust agreements 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 parts, streets, highways or drives and to vacate any subdivision or part thereof, and to redivide said property — often as desired, in 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 wife, ex-wife or successor in trust and to grant to such successor or successors in trust all of the estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgag, mortgage or otherwise encumber said property, or any part thereof, to lease said property, in any part thereof, from time to time, in possession or reservation, 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 lease the term of 196 years, and to renew or extend leases upon any term or for any 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 in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition and to exchange said property, in 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 of easement appurtenant to said premises or any part thereof, and in dealing with said property and events past thereof in all other ways and for such other considerations as 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, be compelled to be held leased or mortgaged by said trustee, or obliged to set in the application of any purchase money, rent, or money by him paid or advanced on said premises, or be obliged to see that the terms of this instrument have been complied with, or be obliged in respect to the necessity or expediency of any act of said trustee, or be obliged to pay 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 *void as to all persons* relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereon to a trust created by this instrument 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, restrictions contained in this instrument 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, lease, mortgage or other instrument and (d) if the conveyance is made in a successor or successors in trust, that such a 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, but of 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, though, 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 print 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 title in such case made and provided

And the said grantor hereby expressly waives, 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 afresand has hereunto set his hand  
10th August 1923 9259210 92

*Dorothy A. Fisher* (Seal) (Seal)  
DOROTHY A. FISHER (Seal) (Seal)

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

" OFFICIAL SEAL  
PATRICIA A. RALPHSON  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/7/95

10401 S. Homan Chicago, Illinois

For information only insert street address of  
above-described property.

Received from Our State Foods & Packing Company, 112-238-1659, 102-9878

**UNOFFICIAL COPY**

*Property of Cook County Clerk's Office*

# UNOFFICIAL COPY

## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; a partnership authorized to do business or acquire and hold title to real estate in Illinois; or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 10, 1992.

*Dorothy A. Fisher*  
GRANTOR OR AGENT

STATE OF ILLINOIS)

) SS:

COUNTY OF COOK )

Subscribed and sworn to before me this 10th day of August, 1992.

" OFFICIAL SEAL "  
PATRICIA A. RALPHSON  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 8/1/96

*Patricia Ralphson*  
NOTARY PUBLIC

My commission expires:

The GRANTEE or his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; a partnership authorized to do business or acquire and hold title to real estate in Illinois; or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Beverly Trust Co. as Trustee under Trust #92-3

Dated August 10, 1992.

*Felicito G. John*  
GRANTEE OR AGENT

STATE OF ILLINOIS)

) SS:

COUNTY OF COOK )

Subscribed and sworn to before me this 10th day of August, 1992.

92597310

My commission expires:

*Potenciano P. Varilla*  
NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, If exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)

" OFFICIAL SEAL "  
POTENCIANO P. VARILLA  
Notary Public, State of Illinois  
My Commission Expires 7/13/96

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