

TRUSTEE'S DEED/TRUST INSTRUMENT
THIS INSTRUMENT WAS PREPARED BY

Beverly Trust Company
NOTARY AND POTESTARI SIGNATURES

UNOFFICIAL COPY

93927774

(The above space for Recorder's use only)

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BEVERLY TRUST COMPANY, an Illinois corporation, as successor to BEVERLY BANK under the provisions of a deed or deeds in Trust, duly recorded and delivered to said corporation in pursuance of a Trust Agreement dated the 5th day of September, 19 80, and known as Trust Number 8-6892, for the consideration of Ten and no/100----- dollars, and other good and valuable considerations in hand paid, conveys and quit claims to Beverly Trust Company as Trustee under Trust Agreement dated October 18, 1993 and known as Trust No. 8-9407

party of the second part, whose address is 10312 S. Cicero Avenue, Oak Lawn, IL 60453 the following described real estate situated in Cook County, Illinois, to wit: See Exhibit A attached hereto and made a part hereof

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FOR TRANSFER DECLARATIONS

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SEE DEED RECORDED AS DOC #

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The terms and conditions appearing on the reverse side of this instrument are made a part hereof.

Together with the tenements and appurtenances thereunto belonging.

To have and to hold unto said party of the second part said premises forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in Trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned. This deed is made subject to the lien of every Trust Deed or mortgage, if any, of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Asst. Vice President and attested by its Asst. Trust Officer this 22nd day of October, 19 93

BEVERLY TRUST COMPANY, as Successor Trustee as aforesaid

BY Alayne C. [Signature]
Asst. Vice President

ATTEST Rosemary [Signature]
Asst. Trust Officer

STATE OF ILLINOIS COUNTY OF COOK SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Asst. Vice President and Asst. Trust Officer of the BEVERLY TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Vice President and Asst. Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth, and the said Asst. Trust Officer then and there acknowledged that said Asst. Trust Officer as custodian of the corporate seal of said Corporation, caused the corporate seal of said Corporation to be affixed to said instrument as said Asst. Trust Officer's own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

" OFFICIAL SEAL "
CAROL L. SEE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/12/95

Given under my hand and Notarial Seal this 22nd day of October, 19 93

Carol L. See
Notary Public

I hereby declare that the attached deed is a true and correct copy of the original as recorded in the Public Records of Cook County, Illinois. SEE DEED RECORDED AS DOC # 93927774 of Section 2801-05 of said ordinance.

Document Number

93927774

DELIVERY

NAME Beverly Trust Company
STREET 10312 S. Cicero
CITY Oak Lawn, Illinois 60453

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

8754 S. Dobson, Chicago, IL 60619

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER

BOX 333

UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of titles 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.

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Registrar of Titles Clerk's Office

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EXHIBIT A

Legal Description

A PARCEL OR TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 503.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID QUARTER SECTION AND 420.00 FEET WEST OF SOUTH GREENWOOD AVENUE IN THE CITY OF CHICAGO; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SOUTH DOBSON AVENUE, A DISTANCE OF 130.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE 633.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 273.60 FEET TO A POINT 50.00 FEET EASTERLY OF THE CENTER LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S LOOP TRACK; THENCE NORTH 10 DEGREES 29 MINUTES 32 SECONDS EAST A DISTANCE OF 101.70 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 01 SECONDS EAST ALONG A LINE 154.05 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE ILLINOIS CENTRAL RAILROAD SOUTHBOUND MAIN TRACK, A DISTANCE OF 30.54 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 503.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 249.38 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-02-102-028

Common Address: 8754 S. Dobson, Chicago, Illinois

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