

WARRANTY DEED IN TRUST

This instrument was prepared by:

UNOFFICIAL COPY

94612659

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(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantors, BOOKER WASHINGTON and ANNIE V. WASHINGTON, his wife

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 17th day of June, 1994, known as Trust Number 8-9484, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 73 AND 74 IN WILLIAM WITHERALL'S SUBDIVISION OF BLOCK 2 OF NORTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under Real Estate Transfer Tax Act Sec. 4 Par. 10 E in Cook County Ord. 65194 PAF.

Date: 17th Jun 94 Sign: Debra Campbell

Permanent Tax Number: 20-27-206-022

TO HAVE AND TO HOLD the said premises with the appurtenances unto the trustee and for the uses and purposes herein and in said trust agreement in full

Full power and authority is hereby granted to said trustee in purchase, mortgage, perfect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to execute 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, lease, to subdivide, to 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 any month, quarter, year, or 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 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 rentals, 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 might 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 in 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 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, as 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) if at said trustee was duly authorized, 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 the trust 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, 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.

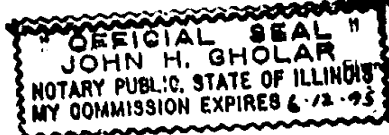
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or file in the certificate of title or duplicate thereof, or memorial, the words "in trust," "upon condition," or "with limitations," or words of similar import, in accordance with the terms of this case made and provided.

And the said grantor hereby expressly waives and releases 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, Booker Washington and Annie V. Washington, their hand and seal this 17th day of June, 1994.

Notary Public in and for said County, in the State of ILLINOIS, County of COOK, do hereby certify that BOOKER WASHINGTON and ANNIE V. WASHINGTON

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



28th day of June, 1994. John H. Gholar, Notary Public.

Beverly Trust Company - Box 80 TRUST AND INVESTMENT SERVICES 10312 S. Cicero Ave. • Oak Lawn, IL 60453

7157 - 59 So. St. Lawrence, Chicago For information only insert street address of above described property.

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THIS SPACE FOR AFFIXING INDEXES AND REVENUE STAMPS

Document Number

2550

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$25.50  
1#0003 TRAN 2588 07/13/94 15112100  
COOK COUNTY RECORDER  
#4040 & GV # -94-612659

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Return to:  
JOHN H. GAHLAR, P.C.  
P.O. Box 428016  
EVANSTON, IL 60642



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(Each to deed or ABI to be recorded in Cook County, Illinois, is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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 of a Class A misdemeanor for subsequent offenses.

OFFICIAL SEAL  
DANIEL G. MAHONEY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9/16/88

Subscribed and sworn to before me by the said Agent  
this 30th day of July, 1974  
Notary Public Daniel G. Mahoney

Dated 30th July, 1974 Signature: [Signature] Grantor or Agent

The grantee or his agent affirms and certifies 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.

OFFICIAL SEAL  
DANIEL G. MAHONEY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9/16/88

Subscribed and sworn to before me by the said Agent  
this 30th day of July, 1974  
Notary Public Daniel G. Mahoney

Dated 30th July, 1974 Signature: [Signature] Grantor or Agent

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.