

WARRANTY DEED IN TRUST

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This instrument was prepared by: Donald G. Kosin, Attorney 509 Barnsdale Road-A LaGrange Park, Illinois

95136575

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor **DOROTHY REZNIK, a Widow**

of the County of Cook and State of Illinois for and in consideration of **TEN** 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 third day of June, 19 94, known as Trust Number 74-2308, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 12 and 13 in Addition to Harrison Avenue Gardens, a subdivision in the northwest quarter of the southeast quarter of Section 12, Township 36 north, Range 13 east of the Third Principal Meridian and north of the Indian Boundary Line, in Cook County, Illinois

95136575

FEB 28 1995

Permanent Tax Number: 28 - 12 - 400 - 079 & 28 - 12 - 400 - 080

TO HAVE AND TO HOLD the said premises with the appurtenances upon the same 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, to lease, 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 revubdivide 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 trustee or successor 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, to purchase, to encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease 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 199 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, from time to time, 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, 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 estate 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 should 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 moneys 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, so that at the time of the delivery thereof the trustee shall be discharged by this indenture and by said trust agreement 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 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, right, powers, authorities, duties and obligations of its, his 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 of 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 a title of 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 to issue in the certificate of title or duplicate thereof, or memorial, the words "in trust," 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 of 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 executed set her hand and seal this 30th day of June 1994

Dorothy Reznik (Seal) DOROTHY REZNIK (Seal)

State of Illinois SS Jean A. Vengrin, a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that DOROTHY REZNIK

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, stated 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 30th day of June 19 94 Jean A. Vengrin Notary Public

STATE OF ILLINOIS DEPARTMENT OF REVENUE TRANSFER TAX FEB 28 1995

Beverly Trust Company - Box 90 TRUST AND INVESTMENT SERVICES 4350 Lincoln Hwy. • Matteson, IL 60443

14805 - 09 So. Harrison; Posen, Il For information only insert street address of above described property.

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Property of Cook County Clerk's Office

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DEPT 92 RECORDING 303 00

TRFESS TRAM 4300 02/28/95 13:15:00

85539 # 111 95-136575

COOK COUNTY RECORDER

COOK COUNTY CLERK'S OFFICE
111 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.1000 FAX: 312.603.1001