

3075 UNOFFICIAL COPY
WARRANTY DEED IN TRUST

06426277

THIS INDENTURE WITNESSETH, that the Grantor, BEVERLY BANK, an Illinois corporation,

DEPT-01 RECORDING \$25.00
T#0012 TRAN 0847 06/05/96 10:27:00
42920 & CG *-96-426277
COOK COUNTY RECORDER

of the County of Cook and State of IL, for and in consideration of \$10.00 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 29th day of May, 1996, known as Trust Number 74-2469,

(Reserved for Recorder's Use Only)

the following described real estate in the County of Cook and State of Illinois, to-wit: Lots 1 through 4, inclusive, in Block 1 in Fernwoods Addition to Pullman, being a Subdivision of part of Lots 2, 7 and 10 in the School Trustees Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

2500
mm

Permanent Tax Number: 25-16-201-014 and 25-16-201-049

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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, 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 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 reversion 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 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 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) that said trustee was duly The Grantor makes no representations or warranty as to the condition of the Property, the improvements thereto, or the personal property located therein, and the same is expressly conveyed in a "WHERE IS" and "AS IS" condition.

Street address of above described property: 201-207 W. 103rd St., Chicago, Illinois
Subject to: General taxes for 1995 and subsequent years, covenants, restrictions and conditions of record. The grantee takes subject to existing leases and the rights of Viking Credit Corp., if any, to certain equipment on premises.

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BOX 333-CTI

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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.

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," or "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 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 aforesaid has hereunto set its hand and seal this 30th day of May, 1996.

BEVERLY BANK, BY: Barbara Bielski (Seal) _____ (Seal)

David Rock VP (Seal) _____ (Seal)
DAVID ROCK, Vice President

STATE OF ILLINOIS I, the undersigned a Notary Public in and for said County.
COUNTY OF COOK SS in the state aforesaid, do hereby certify that Barbara Bielski, Branch Manager and David Rock, Vice President

personally known to me to be the same persons whose names 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.
"OFFICIAL SEAL" BEVERLY E. BITSKY Notary Public, State of Illinois My Commission Expires 9/16/98

Given under my hand and Notarial Seal this 30th day of May, 1996.

Beverly E. Bitsky
Notary Public

Mail this recorded instrument to:

Beverly Trust Company
10012 S Cicero Avenue 4350 Lincoln Hwy
Oak Lawn, Illinois 60453 60443

Mail future tax bills to:

Rimas Maurukas
2256 Wharf Dr. #1405
Woodridge, IL 60517

This instrument prepared by:

William M. Smith & Associates
8811 W. 159th St., #200
Orland Hills, IL 60477

 Beverly Trust Company

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COOK
CO. NO. 616
075721



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
300.00

REAL ESTATE
Cook County 150.00
JUN 1 1988
50.00

ACORD

PROPERTY TAX
750

PROPERTY TAX
750

PROPERTY TAX
750

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