

UNOFFICIAL COPY

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# Beverly Bank

1357 West 103rd Street ○ Chicago, Illinois 60643  
○ 312/881-2200

July 14, 1987

Torrens Office  
Registrar of Titles

Re: Trust No. 8-6554  
8231-37 South Ellis  
Chicago, Illinois

## AFFIDAVIT OF LATE DELIVERY

1. Beverly Bank was Trustee under Trust No. 8-6554 dated September 6, 1979 for above captioned property.
2. Beneficiaries did not inform us that the property was in Torrens.
3. Property legally described as follows:  
  
Lots 8, 9 and 10 in Block 140 in Cornell, a subdivision in Sections 26 and 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
4. I will hold harmless the Registrar of Titles against any cost or claims arising out of the acceptance of those documents.

Beverly Bank as Trustee  
under Trust No. 8-6554  
dated Sept. 6, 1979  
and not personally

By:

Linda S. Kirby  
Vice President

Subscribed and sworn to  
before me this 14th  
day of July 19 87

Barbara Young  
Notary Public

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QUIT CLAIM DEED IN TRUST

This instrument was prepared by Patricia Ralphson, Beverly Bank, 1357 W. 103rd St. - Chicago, Illinois

6698113 • 25157764 • A

REGISTERED • LISTS • 1000 CREDIT

10.00

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor HELEN A. ZARR, a spinstor

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 Quit Claims unto the BEVERLY BANK, an Illinois corporation, of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 6th day of September, 19 79, known as Trust Number 8-6554, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 8, 9 and 10 in Block 140 in Cornell, a Subdivision in Sections 26 and 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

DAO 20-35-124-008, 009 & 010

Examined under the laws of this state... 9-11-79

Grantee's Address: 1357 W. 103RD STREET, CHICAGO, ILLINOIS 60643

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 of any part thereof, to dedicate any streets, highways or alleys and to vacate any such streets, highways and alleys as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey 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 premises, or any part thereof, to lease said premises, or any part thereof, from time to time, in possession or reversion, by, to, or 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 198 years, and to renew or extend leases upon any terms and in any period or periods of time and to amend, change or modify lease 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 to lease the same in the manner of time, for amount of present or future rent, to partition or to exchange said premises, or any part thereof, for other real or personal property, to grant easement 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 those specified of 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, provided 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 any 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, 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 at 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 Deeds is hereby authorized 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 all claims, demands, rights 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... 6th day of September 1979... HELEN A. ZARR

The Undersigned... Notary Public in and for said County, in the state aforesaid, do hereby certify that HELEN A. ZARR, a spinstor

personally known to me to be the same person... 18... 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.

Given under my hand and notarial seal this 10th day of September 19 79.

Patricia A. Ralphson, Notary Public

Beverly Bank, BOX 90

8231-37 S. W. 11th Chicago, Illinois. For information only insert street address of above described property.

2 Ardinburgh 71-22-851 DF, Dev-official copy on Cert 11933104 after 7/1/80

Document Number 25157764

NO TAXABLE CORPORATION, 3635714

Document Number 25157764

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5/193313  
MID

Deal

3635714

Trust

3635714

3635714

NOT JUL 17 PM 3:20  
REGISTER OF TITLES  
HARRIS (JUS) YOURSELF

Property of Cook County Clerk's Office

71-22-857

Mail to:  
Richard Cresser  
180 W. Randolph St.  
Chgo. Ill 60601