

UNOFFICIAL COPY

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9355/0087 10 001 Page 1 of 3  
2000-01-25 11:12:22  
Cook County Recorder 25.00



**SPECIAL WARRANTY DEED**  
**Corporation to Corporation**

**MAIL TO:**

CHICAGO TITLE LAND TRUST CO.  
171 N. CLARK ST.  
CHICAGO, IL. 60601

**NAME/ADDRESS OF TAXPAYER:**

CTIC 20001746 17852308 R4 10K of Perry 102808 of

Property Cook County Clerk's Office

THE GRANTOR, BANKERS TRUST COMPANY OF CALIFORNIA, as Trustee for Advanta Mortgage Loan Trust 1997-4, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and SPECIALLY WARRANTS to CHICAGO TITLE LAND TRUST COMPANY as Trustee under Trust Agreement dated September 22, 1999 and known as Trust Number 427530, the following described Real Estate situated in the County of Cook, State of Illinois, to have and to hold forever, to wit: 1107610

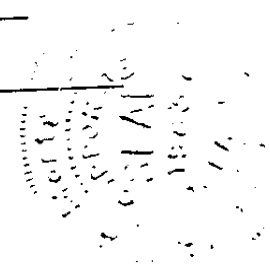
LOT FOURTEEN (14) IN BLOCK SIXTEEN (16) IN COTTAGE GROVE HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTH HALF (N1/2) OF SECTIONS TEN (10) AND ELEVEN (11), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1925 AS DOCUMENT 8957229, IN COCK COUNTY, ILLINOIS.

Commonly Known As: 9841 S. University, Chicago, Illinois  
Permanent Index Number: 25-11-125-014

Said Grantor does Specially Warrant and will forever defend said title against all persons lawfully claiming or to claim the same by, through, or under BANKERS TRUST COMPANY OF CALIFORNIA, N.A., but not otherwise.

BANKERS TRUST COMPANY OF CALIFORNIA, N.A.  
BY ADVANTIA MORTGAGE CORP.  
USA AS ATTORNEY-IN-FACT

By: Donald B. Griffin  
Title: Vice President



IMPRESS  
CORPORATE SEAL  
HERE

ATTEST: Patricia Bracey  
Secretary  
Patricia Bracey, Asst. Secretary

BOX 333-CTI


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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 Vice-President, and attested by its Secretary, this 13 of January, 2000.

STATE OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF MONTGOMERY )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Donald B. Cruplem, personally known to me to be the Vice President of ADVANTA MORTGAGE CORP. U.S.A., and Patricia Barry, personally known to me to be the Secretary of said corporation, and each authorized to act as Limited Power of Attorney on behalf of BANKERS TRUST COMPANY OF CALIFORNIA, N.A. on its behalf, are the same persons whose names are subscribed to the foregoing instrument, that said persons appeared before me this day in person and severally acknowledged that in such corporate capacities they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of January, 2000.

  
Notary Public  
My Commission expires 7/28/03

Notarial Seal  
Stephanie Piccioni, Notary Public  
Horsham Twp., Montgomery County  
My Commission Expires July 28, 2003  
Member, Pennsylvania Association of Notaries

This instrument was prepared by:

ARNOLD G. KAPLAN & ASSOCIATES,  
221 NORTH LASALLE STREET  
SUITE 3315  
CHICAGO, ILLINOIS 60601

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MAILED TO:  
Chgo Title Land Tr. Co.  
171 N. CLACK ST.  
Chicago, IL 60601  
ATTN: Land Tr. Dept.

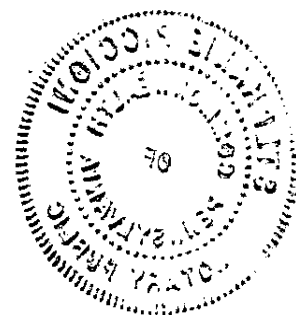
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
GO. NO. 016  
21009  
P.B. 16776  
JAN 24 '00  
DEPT. OF REVENUE  
46.00

327792  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 24 '00  
P.B. 11427  
24.00

125387  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
JAN 24 '00  
P.B. 11193  
360.00

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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 praesenti or futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term 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 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 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.

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