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2001-05-01 14:37:12
Cook County Recorder 25.50



WARRANTY
DEED IN TRUST

ACTURO GARZA

1446 W. 18th St.
CHICAGO, IL 60608

Mail To: ~~Forus Mortgage Corp~~
~~1445 Dearborn~~
~~1678~~
~~Chicago, IL 60608~~

GIT 4274204 MJ

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor
FORUS MORTGAGE CORP., an Illinois corporation
of the County of Cook and State of Illinois for and in consideration

3/54

of TEN DOLLARS and other good and valuable considerations in hand paid, Convey
and warrant into METROPOLITAN BANK AND TRUST COMPANY an Illinois
Corporation its successor or successors, as Trustee under a trust agreement dated the 8th day of February
2000, known as Trust Number 2247, the following described real estate
situated in the County of Cook, in the State of Illinois, to wit:

* 2201 W. CERMAC RD., CHICAGO, IL 60603

Lot 73 in Block 2 in Willis, West and Others' Subdivision of that
part of Block 9 lying North of Railroad in the Subdivision of
Section 19, Township 39 North, Range 14, East of the Third
Principal Meridian, in Cook County, Illinois

(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)
together with all the appurtenances and privileges thereunto belonging or appertaining.
(Permanent Index No.: 17-19-109-004-0000-)

UNDERSIGNED AGREE THAT THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF
SHALL CONSTITUTE A PART OF THIS WARRANTY DEED IN TRUST AND ARE INCORPORATED HEREIN.

And the said grantor hereby expressly waive S and release S 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 sales on execution or
otherwise.

In Witness Whereof, the grantor aforesaid ha S hereunto set its hand and
seal this 19th day of April, 2001

FORUS MORTGAGE CORP. (SEAL)

By: [Signature] (SEAL)
President

MAIL
DEED TO: [Signature]
(see above)

ADDRESS OF PROPERTY: 1309 S. Claremont Ave.
Chicago, IL 60608

The above address is for information only
and is not part of this deed.

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made subject to the lien of every trust deed and mortgage (if any there be) of record in county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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.

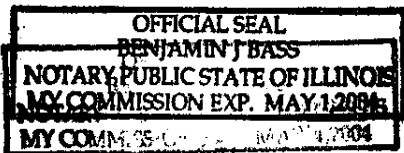
The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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.

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Howard I. Bass, president of ~~Forus Mortgage Corp.~~

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 he signed, sealed and delivered the said instrument as his 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 19th day of April, 2001



Ben Bass

Notary Public
My Commission Expires: May 1, 2004


This instrument was prepared by:
(Name) Howard I. Bass
(Address) 550 Frontage Rd.
Northfield, IL 60093


Mail subsequent tax bills to:
(Name) MANORVILLE Bldg # 2042
(Address) 2001 W. CERNAK Rd.
Chicago, IL 60608


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 050508
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JAN-2'01
 P.B. 11191

 300.00
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132016

 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE JAN-2'01
 P.B. 10370
 40.00
 ★ ★ ★ ★ ★

097884
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP JAN-2'01
 P.B. 11421

 Cook County
 20.00

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