



**WARRANTY DEED
IN TRUST**

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2000-03-21 11:45:25
Cook County Recorder 25.50



00196872

THIS INDENTURE WITNESSETH, That the Grantor Thomas J. Swan, divorced and not remarried, 26 Sheridan, Putnam, Illinois

of the County of Putnam and State of Illinois For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the THE CHICAGO TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3299, as

Reserved for Recorder's Office

Trustee under the provisions of a trust agreement dated the 7th day of March, 2000, known as Trust Number 1108275, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 9 feet 5 1/4 inches of Lot 19 and the North 9 feet 4 3/4 inches of Lot 22 in Block 6 in Hamburg, being Samuel Gehr's Subdivision of Blocks 23 and 24 in Canal Trustees' Subdivision of Section 33, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common address: 3623 1/2 S. Emerald Avenue, Chicago, Illinois, 60609

Permanent Tax Number: 17-33-308-011-0000

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... 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 futura, 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

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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.

And the said grantor hereby expressly waives and release 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 his hand and seal this 7th day of March, 2000.

Thomas J. Swan (Seal)
(Seal) Thomas J. Swan

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

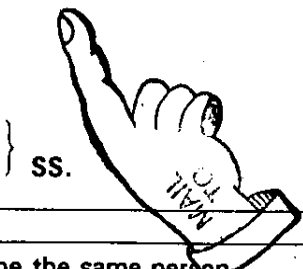
Marie I. Murphy, Esq.
2314 North Milwaukee Avenue
Chicago, Illinois 60647.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub para. E and Cook County Ord. 83-9-27, Para. E.

Dated: 3/7/2000
Signed Marie I. Murphy
Attorney representative

State of Illinois

County of Cook



SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Thomas J. Swan, divorced and not remarried is

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 7th day of March, 2000.

Marie Irene Murphy
NOTARY PUBLIC



PROPERTY ADDRESS:

3623 1/2 South Emerald Avenue
Chicago, Illinois 60609

AFTER RECORDING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY
171 N. CLARK STREET ML09LT OR BOX NO. 333 (COOK COUNTY ONLY)
CHICAGO, IL 60601-3294

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a the laws of the State of Illinois.

Dated 3/7/2000

Signature: *Th. J. Swan*
Grantor or Agent

Subscribed and sworn to before
me by the said Grantor
this 7th day of March, ~~1999~~ 2000



Notary Public *Marie Irene Murphy*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the law of the State of Illinois.

Dated 3/7/2000

Signature: *Marie Irene Murphy*
Grantee or Agent

Subscribed and sworn to before
me by the said Agent
this 7th day of March, ~~1999~~ 2000



Notary Public *Th. J. Swan*

NOTE: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offense. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under the provision of Section 4 of the Illinois Real Estate Transfer Tax Act.)