UNOFFICIAL COPY

SPECIAL WARRANTY DEED IN TRUST

DEED IN TRUST

RETURN TO: Cosmopolitan Bank and Trust 801 North Clark Street Chicago, Illinois 60610-3287

GRANTOR, NATIONAL LAND TITLE INSURANCE COMPANY, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of IEN DOLLARS (\$10.00) and

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9348/0109 50 001 Page 1 of 3
2002-07-12 13:17:29
Cook County Recorder 25.50



other valuable consideration receipt of which is hereby acknowledged, conveys and specially warrants unto COSMOPOLITAN BANK AND TRUST, 801 North Clark Street, Chicago Illinois 60610-3287, a corporation of Illinois, duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain rust Agreement dated the 4th day of November, 1987, and known as trust number 28340, the following described real estate in Cook County, Illinois, together with the appurtenances attached hereto:

Permanent Index No. 16-16-103-032-0000 also known as:

LOT 1 (except the East 6 feet thereof) IN THOMAS CARROLL'S SUBDIVISION OF LOTS 131 AND 132 OF SCHOOL TRUSTEE'S SUBDIVISION OF THE ACRTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST ½ OF LOT 16 IN WILLIAM H. AND EDWIN S. BUSH SUBDIVISION OF LOTS 153 AND 154 IN SCHOOL TRUSTEE'S SUBDIVISION OF NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property location: East half of 5536 West Adams, Chicago, Illinois 60644

Subject to: General taxes for the year 2001 and subsequent years; coverents, conditions and restrictions of record; private, public and utility easements and roads and highways, it any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet or mpleted; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; all outstanding including taxes which may accrue by eason of new or additional improvements during the year(s) 2001-2002; objections, clouds, or liens on title occasioned by Purchaser.

TO HAVE AND TO HOLD said real estate with the appurtenances, on the trusts, and to 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successor 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in furturo, and on any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, to renew or extend leases on any terms and for any period or period of time, 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

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options to purchase the whole or any part of the reversion, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of said trust are been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Title of said county) relying on or claiming under any such conveyance lease or other instrument (a) that at the time of the delivery thereof the trust created by this Deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust dead, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successor s 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, her or their predecessor in rust.

This conveyance is made on the express understanding and condition that neither Cosmopolitan Bank and Trust, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment for anything it or they or its or their agents or attorneys may do or omit to do in or about said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by said Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the newment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the recording and/or filing of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary thereunder 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, the intention hereof being to vest in said The Cosmopolitan Bank and Trust, as Trustee, the entire 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.

Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Transfer Stamp \$1,162.50 2/2002 10:22 Batch 10232 8 This instrument was prepared by Bruce M. Buyer, 205 West Wacker Drive, Suite 705, Chicago, Illinois 60606-1212 Mail to: Cosma palita. Bank + Trust 801 N - Clark Chicago, TL 60610 ATE OF HUNOIS Transfer Stamp JUDITH L CONN NOTARY PUBLIC JEFFERSON COUNTY My Comm. Exp. 08/12/2 REAL EST TRANSFER 00017.		, una <u>rui</u>	_ day of June,2002.
STATE OF ARKANSAS. County of JEFFERSON ss. I			NATIONAL LAND TITLE INSURANCE COMP
STATE OF ARKANSAS. County of JEFFERSON ss. I	Attact:		
STATE OF ARKANSAS. County of JEFFERSON ss. I,	Allest.		By: Thomas Agelren
STATE OF ARKANSAS. County of JEFFERSON ss. I,	Or 10 -	n. hour	•
STATE OF ARKANSAS. County of JEFFERSON ss. I, Judith L. Conn the County and State aforesaid DO HEREBY CERTIFY, that Thomas J. Sagehorn personally known to me to be the President of NATIONAL LAND TITLE INSURANCE COMPANY, an Illinois corporation, and Jerry D. Nixon Secretary of said corporation, and personally known to me to be the Secretary be the same persons whose names are subscibed to the foregoing instrument, appeared before this day in person and severally acknowledged that as such President and Secretary of said corporation, and caused the corporate seal of said corporation to affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their and voluntary act, and as the free and voluntary act and one of said corporation for the uses purposes therein set forth. Given under my hand and official seal, this 7th day of Jime, 2002 Of Chicago Real Estate to of Revenue Transfer Stamp 2830 \$1,162.50 272002 10:22 Batch 10232 8 This instrument was prepared by Bruce M. Buyer, 205 West Wacker Drive, Suite 705, Chicago, Illinois 60606-1212 Mail to: Cosma pulsar Boat + Tr VS+ 801 N. Clark Chicago, T. Goldo TRANSFER ODO 17.	July 10, 1	*	*****
STATE OF ARKANSAS. County of JEFFERSON ss. I, Judith L. Conn the County and State aforesaid DO HEREBY CERTIFY, that Thomas J. Sagehorn personally known to me to be the President of NATIONAL LAND TITLE INSURANCE COMPANY, an Illinois corporation, and Jerry D. Nixon Secretary of said corporation, and personally known to me to be the Secretary be the same persons whose names are subscibed to the foregoing instrument, appeared before this day in person and severally acknowledged that as such President and Secretary of said corporation, and caused the corporate seal of said corporation to affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their and voluntary act, and as the free and voluntary act and one of said corporation for the uses purposes therein set forth. Given under my hand and official seal, this 7th day of Jime, 2002 Of Chicago Real Estate to of Revenue Transfer Stamp 2830 \$1,162.50 272002 10:22 Batch 10232 8 This instrument was prepared by Bruce M. Buyer, 205 West Wacker Drive, Suite 705, Chicago, Illinois 60606-1212 Mail to: Cosma pulsar Boat + Tr VS+ 801 N. Clark Chicago, T. Goldo TRANSFER ODO 17.			aana5976
County of JEFFERSON ss. I, Judith L. Conn the County and State aforesaid DO HEREBY CERTIFY, that Thomas J. Sagehorn personally known to me to be the President of NATIONAL LAND TITLE INSURANCE COMPANY, an Illinois corporation, and Jerry D. Nixon Secretary of said corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subsolined to the foregoing instrument, appeared before this day in person and severally acknowledged that as such President and Secretary delivered the said instrument as President and Secretary of said corporation, and caused in a corporate seal of said corporation to affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their and voluntary act, and as the free and voluntary act and over of said corporation for the uses purposes therein set forth. Given under my hand and official seal, this 7th day of Jine, 2002 of Chicago Real Estate to of Revenue Transfer Stamp S1,162.50 Real Estate This instrument was prepared by Bruce M. Buyer, 205 West Wacker Drive, Suite 705, Chicago, Illinois 60606-1212 Mail to: Casha purity Boat + Trust SCI N. Clark CN: Cago, To GoG10 ATE OF ILLINOIS The The ILLinois The ILLinois The ILLinois The ILLinois The The ILlinois The Illinois Country The Illi	STATE OF ARKAN	949	0020103210
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the County and State aforesaid DO HEREBY CERTIFY, that Thomas J. Sagehorn personally known to me to be the President Of NATIONAL LAND TITLE WS GRANCE COMPANY, an Illinois corporation, and Jerry D. Nixon personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscibed to the foregoing instrument, appeared before this day in person and severally acknowledged that as such President and Secretary of said corporation, and caused the corporate seal of said corporation to affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their and voluntary act, and as the free and voluntary act and one of said corporation for the uses purposes therein set forth. Given under my hand and official seal, this 7th day of Jine, 2002 Transfer Stamp \$1,162.50 2/2002 10:22 Batch 10232 8 This instrument was prepared by Bruce M. Buyer, 205 West Wacker Drive, Suite 705, Chicago, Illinois 60606-1212 Mail to: Cosma put that Boat + Trust Sol N. Clark Cook County Real Estate Indicate Indicat	ludith C	Q _A	the undersigned a Notary Public in a
personally known to me to be the President of NATIONAL LAND TITLE INSURANCE COMPANY, an Illinois corporation, and Jerry D. Nixon Secretary of said corporation, and personally known to me to be the Secretary be the same persons whose names are subscribed to the foregoing instrument, appeared before this day in person and severally acknowledged that as such President and Secretary of said corporation, and caused the corporate seal of said corporation to affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their and voluntary act, and as the free and voluntary act and one of said corporation for the uses purposes therein set forth. Given under my hand and official seal, this Transfer Stamp 81,162.50 2/2002 10:22 Batch 10232 8 This instrument was prepared by Bruce M. Buyer, 205 West Wacker Drive, Suite 705, Chicago, Illinois 60606-1212 Mail to: Cosma pulsta Boat + Trust Sol N. Clark Cook County Real Estate COOK COUNTY TRANSFER 000017.	the County and Sta	e aforesaid DO HEREBY CE	ERTIFY, that Thomas J. Sagehorn
Jerry D. Nixon Secretary Of said corporation, and personally known to me to be the Secretary Of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before this day in person and severally acknowledged that as such President and Secretary Of said corporation, and caused the corporation and secretary Of said corporation, and caused the corporation to affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their and voluntary act, and as the free and voluntary act and over of said corporation for the uses purposes therein set forth. Given under my hand and official seal, this Transfer Stamp S1,162.50 President and Secretary Of said corporation to said corporation to the uses of said corporation for the uses of said corporation for the uses purposes therein set forth. Given under my hand and official seal, this Transfer Stamp S1,162.50 President and Secretary Of said corporation to said corporation to the uses of said corporation to president to the us	, pe	ersonally known to me to be t	the President
Secretary be the same persons whose names are subscribed to the foregoing instrument, appeared before this day in person and severally acknowledged that as such President and Secretary delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to authority, given by the Board of Directors of said corporation as their and voluntary act, and as the free and voluntary act and over of said corporation for the uses purposes therein set forth. Given under my hand and official seal, this 7th day of Jine, 2002 of Chicago the said instrument as President and Secretary of said corporation to authority, given by the Board of Directors of said corporation as their and voluntary act, and as the free and voluntary act and over of said corporation for the uses purposes therein set forth. Given under my hand and official seal, this 7th day of Jine, 2002 of Chicago the said instrument as President and Secretary for said corporation to a stheir and voluntary act and over of said corporation for the uses purposes therein set forth. Given under my hand and official seal, this 7th day of Jine, 2002 Transfer Stamp \$1,162.50 2/2002 10:22 Batch 10232 8 This instrument was prepared by Bruce M. Buyer, 205 West Wacker Drive, Suite 705, Chicago, Illinois 60606-1212 Mail to: Cosma political Boat + Trush Seal N. Clark Community Seal Boat Community Seal Boat A. Clark Community Seal Boat A			
this day in person and severally acknowledged that as such President and Secretary delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their and voluntary act, and as the free and voluntary act and over of said corporation for the uses purposes therein set forth. Given under my hand and official seal, this 7th day of Jime, 2002 of Chicago Real Estate t. of Revenue 830 \$1,162.50 2/2002 10:22 Batch 10232 8 This instrument was prepared by Bruce M. Buyer, 205 West Wacker Drive, Suite 705, Chicago, Illinois 60606-1212 Mail to: Cosma patrion Book + Trust 801 N. Clark Chicago, T. Goolo AFE OF HUNOIS FP.3.266	Secretary		of said corporation, and personally known to
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