



UNOFFICIAL COPY

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1132/0005 48 001 Page 1 of 3
2002-08-19 09:02:12
Cook County Recorder 25.50



0020905567

Deed in Trust

THIS INDENTURE WITNESSETH

that the Grantor,
Greenwood Real Estate Ventures
of the County of Cook and State of
Illinois, for and in consideration in
hand paid, and of other good and
valuable considerations, receipt of
which is hereby duly acknowledged,
Convey and Warrant unto

U.S. Bank, N.A., 104 N. Oak Park Ave, Oak Park, Illinois, its successor or successors, as Trustee under the provisions of a certain Trust Agreement dated 21st day of June, 2002, and known as Trust Number 7611, Grantee, the following described real estate situated in Cook County, Illinois to wit:

Parcel 1: The East 58 Feet of Lot 24 and the North 18.89 Feet of the East 58 Feet of Lot 25, Also the North 30 Feet of the West 22 Feet of Lot 24 of Cummings and Foreman Real Estate Corporation, Roosevelt Road and 17th Avenue Subdivision of Lot 1 through 5 and 7 and 8 of Owners Partition of the South 83.2 Acres of the West Half of Section 15, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lot 24 (except the East 58 Feet Thereof and Except the North 30 feet of the West 22 Feet thereof) and the North 18.89 Feet of Lot 25 (except the East 58 Feet thereof) in Cummings and Foreman Real Estate Corporation Roosevelt Road and 17th Avenue Subdivision of Lots 1 to 5, 7 and 8 of Owners Partition of the South 83.2 Acres of the West 1/2 of Section 15, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1700-1704 W. Fillmore Street, Broadview, IL 60153
PERMANENT INDEX NUMBER: 15-15-331-039 and 15-15-331-040

EXEMPT UNDER PROVISIONS OF
PARAGRAPH "E", SECTION 4, REAL
ESTATE TRANSFER TAX ACT.

7/16/02 Date [Signature] Buyer/Seller, Representative

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waive 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 ha hereunto set hand and seal this day of , .

Greenwood Real Estate Ventures:

[Signature] (SEAL)
John C. Schmidt (SEAL)

[Signature] (SEAL)
William J. Quinn (SEAL)

THIS INSTRUMENT PREPARED BY Greenwood Real Estate Ventures P.O. Box 51, Maywood, IL 60153

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TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and 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 in trust and to grant to such successor or successors in trust all the title of 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, from time to time in possession or reversion, by leases to commence in praesenti or in 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 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 applications of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have 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, whatsoever shall be charged with notice of this condition from the date of filing for record of this Deed.

This conveyance is made upon the express understanding and condition that neither U.S. Bank, N.A., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the 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 the 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 payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record 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 hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only any interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby
COUNTY OF Cook) certify that John C. Schmitt + William J. Quinn personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that signed, sealed and delivered the said instrument as 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 16 day of July 2002.

OFFICIAL SEAL
CATHY L. BARRON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 2, 2005

Notary Seal Cathy L. Barron

Mail recorded Deed to:

Name: U.S. Bank, N.A.

1700-04 Fillmore Street, Broadview, IL 60155

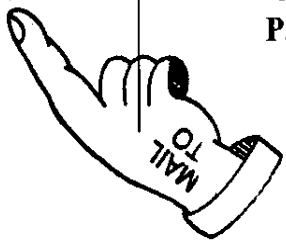
Street Address: 104 N. Oak Park Avenue

Address of Property

City, State Zip: Oak Park IL 60301

Greenwood Real Estate Ventures
P.O. Box 51, Maywood, IL 60153

Taxes to be mailed to:



STATEMENT BY GRANTOR AND GRANTEE

For purposes of recording

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 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 laws of the State of Illinois.

Date: 7/16/02 Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me by the said this 16 day of July 2002

[Signature] Notary Public

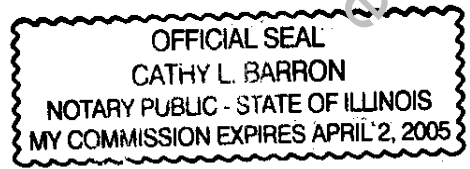


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 laws of the State of Illinois.

Date: 7/16/02 Signature: [Signature] Grantee or Agent

Subscribed and sworn to before me by the said this 16 day of July 2002

[Signature] Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office