



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/01/2003 11:19 AM Pg: 1 of 3



GUARANTY TRUST
COMPANY

8094878-CTIC - NA 2003 1861

WARRANTY DEED IN TRUST

3

THIS INDENTURE WITNESSETH, that the Grantor, **D. S. TAX ASSOCIATES, LTD.**, 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 the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS unto **GUARANTY TRUST COMPANY**, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the 19th day of February 2002, known as Trust Number L002-006, the following described real estate in the County of Cook and State of Illinois, to wit:

THE SOUTH 23 FEET OF LOT 8 AND THE NORTH 5 FEET OF LOT 9 IN BLOCK 2 IN REICH'S SUBDIVISION OF THE WEST 1/2 OF LOT 22 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL.

Permanent Tax Number: 20-16-216-027-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 re-subdivide 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, to pledge or otherwise to 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.

Street address of above described property: 5842 S. Shields Ave., Chicago, IL

Dated: April 8, 2003

BOX 333-CTI

UNOFFICIAL COPY

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, her, 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.

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.

And the said Grantor(s) 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 sale on execution or otherwise.

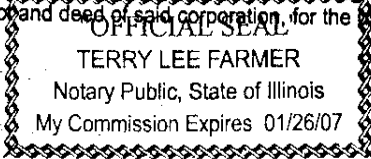
In Witness Whereof, the Grantor(s) aforesaid have hereunto set his/her/their hand and seal this 8th day of April, 2003

By: [Signature] (Seal)
Dewey D. Suster, President (Seal)

Attest: [Signature] (Seal)
Bradley Suster, Secretary (Seal)

State of Illinois)
 County of Cook)

I, Terry Lee Farmer, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DEWEY D. SUSTER personally known to me to be the President of the corporation and BRADLEY SUSTER 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 me this day in person and severally acknowledged that as such President and Secretary, 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 8th day of April, 2003.
[Signature]
 Terry Lee Farmer, Notary Public

Mail this recorded instrument to:

Mail future tax bills to:

This instrument prepared by:

Dewey D. Suster
 856 W. Buena Ave.
 Chicago, IL 60613



GUARANTY TRUST
 COMPANY

UNOFFICIAL COPY

COOK COUNTY NO. 016
3 2 4 2 1

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR 16 '03 DEPT. OF REVENUE

18.00

P.B. 10586

3 4 8 6 6 4

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP APR 16 '03
P.B. 11427

00.00

1 3 7 9 9 5

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE APR 16 '03

135.00

P.B. 11193

Property of Cook County Clerk's Office