

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

UNOFFICIAL COPY

COOK COUNTY RECORDER  
DOC #0311802080

THIS DEED IS BEING RE-RECORDED TO INCORPORATE  
THE "FULL POWER" LANGUAGE INDICATED ON PAGE 3  
THAT WAS OMITTED IN THE PREVIOUS RECORDING



DATE: 04/28/2003  
08:40 AM Pg: 1 of 2

THIS AGREEMENT, made this <sup>14th</sup> ~~27th~~  
day of MARCH, 2003,  
between

CITIFINANCIAL MORTGAGE COMPANY F/K/A  
ASSOCIATES HOMES EQUITY SERVICES, INC.,

a corporation created and existing under and by virtue of  
the laws of the State of TEXAS and duly authorized  
to transact business in the State of ILLINOIS \_\_\_\_, party  
of the first parts, and WESTERN SPRINGS NATIONAL  
BANK & TRUST, AS TRUSTEE UNDER TRUST  
AGREEMENT DATED FEBRUARY 24, 2003  
AND KNOWN AS TRUST NUMBER 3943.



0321748003  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 08/05/2003 08:51 AM Pg: 1 of 3

Above Space for Recorder's use only

party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of TEN (10)  
Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to  
authority of the Board of DIRECTORS of said corporation, by these presents does REMISE, RELEASE, ALIEN AND  
CONVEY unto the party of the second part, and to ITS heirs and assigns, FOREVER, all the following described real estate,  
situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 28 IN H.J. MCELHANNYS SECOND ADDITION TO SOUTHTOWN  
SUBDIVISION OF CENTER LOTS IN BLOCKS 1, 2, 4, 5, 7 AND 8  
IN FIREMAN INSURANCE COMPANY'S ADDITION TO  
MORGAN PARK SUBDIVISION OF THE SOUTHEAST 1/4 OF  
THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

1st AMERICAN TITLE order # 118785 2/2

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and  
the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest,  
claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with  
the hereditaments and appurtenances: TO HAVE AND TO HOLD to said premises as above described, with the appurtenances,  
unto the party of the second part, ITS heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the  
second part, ITS Heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby  
granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all  
persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to:  
Permanent Real Estate Number(s): 24-13-430-015  
Address(es) of real estate: 11010 S. Artesian Ave., Chicago, IL 60655

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to  
be signed to these presents by its Asst. Vice President, and attested by its Asst. Secretary, the day and year first above  
written.



CITIFINANCIAL MORTGAGE COMPANY F/K/A ASSOCIATES FINANCE INC.,  
By Rhonda Frailey  
Asst Vice President RHONDA FRAILEY, AVP

Attest: Nancy S. Leong  
Secretary NANCY S. LEONG, ASST. SECY.



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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 in 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 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 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 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 application 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, 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 Titles of said county) 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 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 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.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subject to any claim, judgment, or decree for anything it or they or its 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 the 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 an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.