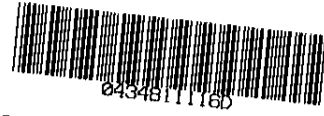


UNOFFICIAL COPY

DATED: November 4, 2004

ADMINISTRATOR'S DEED IN TRUST

Edith Albert, Independent Administrator of the Estate of Ruth Bozeman, Deceased, of 1521 S. Banida Ave., Rowland Heights, of the County of Los Angeles and State of California, hereinafter referred to as Grantor, and Founders Bank as trustee under the provisions of a trust agreement dated the 30th day of May, 2003, and known as Trust Number 6275, hereinafter referred to as Grantee;



Doc#: 0434811116
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/13/2004 10:48 AM Pg: 1 of 3

WHEREAS, heretofore proceedings were instituted in the Probate Division of the Circuit Court of Cook County, Illinois, and the above named Grantor was duly appointed Independent Administrator of the estate of the decedent, RUTH BOZEMAN, on August 30, 2004, in case number 04 P 5657 and has duly qualified as such Administrator and said Letters of Office are now in full force and effect; and

NOW THEREFORE, the Grantor, as Independent Administrator, in consideration of the sum of One Hundred Sixty Eight Thousand Dollars (\$168,000.00), the receipt of which is hereby acknowledged, does hereby grant, sell and convey to the Grantee, as trustee and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 137 and the North 1/2 of Lot 136 in Lansing Addition to Chicago, being a subdivision of Lots 5, 6, 15, 16 and the West 146.17 feet of Lots 4 and 17 in J. H. Kedzie's Subdivision in the Southwest 1/4 of Section 23, Township 39 North, Range 13 lying East of the Third Principal Meridian in Cook County, Illinois;

Permanent Index Number (PIN): 16-23-305-028-0000

Address of Real Estate: 1620 S. Lawndale, Chicago, IL 60623

TOGETHER WITH all right, title, and interest whatsoever, at law or in equity of said Ruth Bozeman, Deceased, in and to said premises.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the purposes herein and in said trust agreement set forth.

012
PETERSON
SA 3486004
UND (81)

BOX 334


UNOFFICIAL COPY

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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, 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 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 99 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 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, hers, 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.

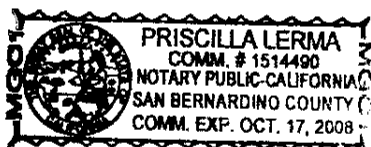
IN WITNESS WHEREOF, the said Grantor, as Independent Administrator aforesaid, has hereunto set her hand this 7 day of November, 2004.

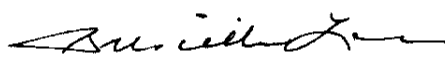

 Edith Albert, Independent Administrator of the Estate of Ruth Bozeman, Deceased.

State of California)
 County of ~~Los Angeles~~) ss. *ML*
 SAN BERNARDINO

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edith Albert, Independent Administrator of the Estate of Ruth Bozeman, Deceased, 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 she signed, sealed and delivered the said instrument as her free and voluntary act and deed as such administrator for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of NOVEMBER, 2004.




 NOTARY PUBLIC
 Commission expires: 10/17/2008

This instrument was prepared by: Paula M. Dwyer, Attorney at Law, 111 West Washington St., Suite 942, Chicago, Illinois 60602.

MAIL TO: *Founders Bank*
11950 S. Hudson
Palmdale, CA 91363

SEND TAX BILLS TO: *Sema*

UNOFFICIAL COPY

SA 3486004
JML

STATE TAX

STATE OF ILLINOIS

DEC. -7.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000081288

REAL ESTATE TRANSFER TAX
0016800
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

DEC. -7.04

REVENUE STAMP

0000081494

REAL ESTATE TRANSFER TAX
0008400
FP 102802

CITY TAX

CITY OF CHICAGO

DEC. -7.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000008136

REAL ESTATE TRANSFER TAX
0126000
FP 102805

Property of Cook County Clerk's Office