

# UNOFFICIAL COPY



Doc#: 0526240160 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/19/2005 02:20 PM Pg: 1 of 3

551 662 Titus  
VFS

TICOR TITLE INSURANCE

## DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s) Pauline Greenwell, a widow, Marilyn Comer, married to Darrell Comer\*, and Pauline Sylvia Moore, married to Maurice Moore\*, of the County of Cook and State of Illinois for and inconsideration of Ten dollars (\$10.00) and other good and valuable consideration in hand paid, Convey and WARRANT to Standard Bank and Trust Company, a corporation of Illinois, as Trustee under a Trust Agreement dated the 10<sup>th</sup> day of June, 2005, known as Trust Number 18865, for the following described real estate in the County of Cook, and State of Illinois:

LTS 1, 2, 3, 4 AND 6 IN THE BLK 9 OF MARYLAND MANOR, A SUBDIVISION IN THE SOUTH ½ OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

LOT 45 (EXCEPT THAT PART LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 45 WHICH IS 185.86 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTHWESTERLY A DISTANCE OF 53.51 FEET TO A POINT WHICH IS 21.22 FEET WEST OF (MEASURED AT RIGHT ANGLES TO) THE EAST LINE OF SAID LOT 45; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION A DISTANCE OF 24.24 FEET TO A POINT ON THE WEST LINE OF SAID LOT 45 WHICH IS 121.22 FEET SOUTH OF THE NORTHWEST CORNER THEREOF) IN BLOCK 10 IN MARYLAND MANOR AFORESAID; AND

LOT 46 (EXCEPT THAT PART LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID LOT WHICH IS 121.22 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE WEST LINE OF SAID LOT WHICH IS 88.36 FEET SOUTH OF THE NORTHWEST CORNER THEREOF) IN BLOCK 10 IN MARYLAND MANOR AFORESAID; AND

LOT 47 (EXCEPT THAT PART LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE OF SAID LOT WHICH IS EIGHTY-EIGHT AND THIRTY-SIX HUNDRETHS (88.36) FEET SOUTH OF THE NORTHEAST CORNER THEREOF, TO A POINT ON THE WEST LINE OF THE SAID LOT WHICH IS THIRTY-SEVEN AND NINETY-THREE HUNDRETHS (37.93) FEET SOUTH OF THE POINT OF THE INTERSECTION OF THE PROLONGATION OF THE WEST AND NORTH LOT LINES OF SAID LOT 47), IN BLOCK 10 IN MARYLAND MANOR AFORESAID.

Permanent Real Estate Index Number(s):	25-34-315-003-0000	25-34-315-005-0000
	25-34-315-006-0000	25-34-315-007-0000
	25-34-315-008-0000	25-34-405-051-0000
	25-34-405-053-0000	25-34-405-055-0000

Address(es) of Real Estate: 557 East 134<sup>th</sup> Place, Chicago, Illinois

together with the tenements and appurtenances thereunto belonging and for the purposes set forth herein and in said Trust Agreement.

FULL POWER AND AUTHORITY is hereby granted to said Trustee to take the following actions regarding said real estate: (a) Improve, manage, protect and subdivide said real estate of any part thereof; (b) Dedicate parks, streets, highways or alleys; (c) Vacate any subdivision or part thereof; (d) Resubdivide said real estate as often as desired; (e) Contract to sell; (f) Grant options to purchase; (g) Sell on any terms; (h) Convey either with or without consideration;

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(i) Convey said real estate or any part thereof to a successor or successors in trust; (j) Grant to such successor or successors in trust all of the title, estate powers and authorities vested in said Trustee; (k) Donate, dedicate, mortgage, pledge or otherwise encumber said real estate, or any part thereof; (l) Lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms of 198 years; (m) Renew or extend leases upon any terms and for any period or periods of time; (n) Amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; (o) Contract to make leases; (p) Contract to grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; (q) contract respecting the manner of fixing the amount of present or future rentals; (r) Partition or exchange said real estate, or any part thereof, for other real or personal property; (s) Grant easement or charges of any kind; (t) Release, convey or assign any right, title or interest in or about, or easement appurtenant to, said real estate or any part thereof; (u) Deal with said real estate and every part thereof in all other ways and for such other consideration 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 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, be obliged to see to the application if any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of said 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 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 delivery thereof, the Trust created herein 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 herein and in said Trust Agreement or in any amendments thereof and is binding upon all beneficiaries, (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 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 subjected to any claim, judgment 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 thereby 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 said Trustee, in its own name, as Trustee of an express trust and not individually (and said 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 said Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever 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 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 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.

Said Grantors 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 exemption of homesteads from sale on execution or otherwise.

*\*neither Marilyn Comer nor Pauline Sylvia Moore, nor their respective spouses reside on the property and none of them have or claim to have homestead rights.*

Executed this 20<sup>th</sup> day of August, 2005

Grantor(s)

Pauline Greenwell  
Pauline Greenwell

Marilyn Comer  
Marilyn Comer

Pauline Sylvia Moore  
Pauline Sylvia Moore

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State of Illinois )  
                          ) SS  
County of Cook )


I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT MARILYN COMER, who is 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 for the purposes therein set forth including the release and waiver of the right of the homestead.

**"OFFICIAL SEAL"**  
Keeli E. Martin  
Notary Public, State of Illinois  
My Commission Exp. 01/02/2008  
*[Signature]*  
8/20/05

State of Illinois )  
                          ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT PAULINE GREENWELL and PAULINE SYLVIA MOORE, who are 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of the homestead.


**"OFFICIAL SEAL"**  
Keeli E. Martin  
Notary Public, State of Illinois  
My Commission Exp. 01/02/2008  
*[Signature]*  
8/20/05

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
  
SEP. 16. 05  
**REVENUE STAMP**


# 0000029924  
**REAL ESTATE TRANSFER TAX**  
0011000  
FP326707

Return Deed To:  
STANDARD BANK  
And Trust  
7800 West 95th Street  
Hickory Hills, IL 60457  
708-598-7400

Deed Prepared By:  
Michael J. Goldstein  
Michael J. Goldstein & Associates, Ltd.  
318 West Adams Street, Suite 1700  
Chicago, Illinois 60606  
(312) 346-0945

**CITY OF CHICAGO**  
CITY TAX  
  
SEP. 16. 05  
**REAL ESTATE TRANSACTION TAX**  
DEPARTMENT OF REVENUE

# 0000019625  
**REAL ESTATE TRANSFER TAX**  
0165000  
FP 102803

**STATE OF ILLINOIS**  
STATE TAX  
  
SEP. 16. 05  
**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

# 0000029999  
**REAL ESTATE TRANSFER TAX**  
0022000  
FP 102809