

# UNOFFICIAL COPY

2 all  
4359481



Doc#: 0526553198 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/22/2005 12:05 PM Pg: 1 of 4

GIT

Document No. \_\_\_\_\_ filed for record in Recorder's Office of \_\_\_\_\_

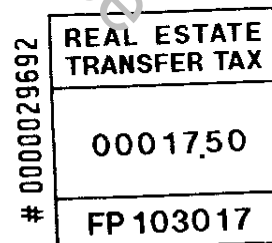
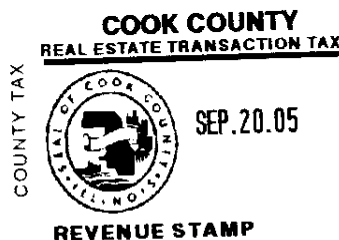
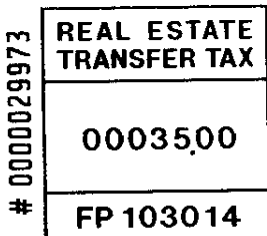
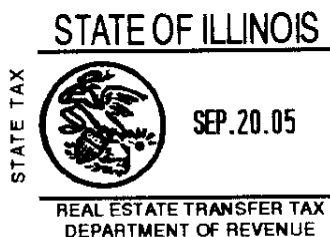
County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_M., and recorded on page \_\_\_\_\_

DEED IN TRUST (Warranty Deed) \_\_\_\_\_ Recorder.

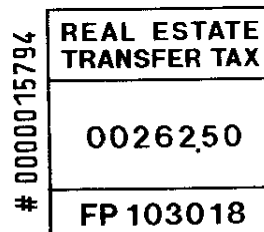
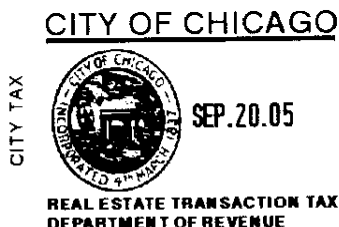
## DEED IN TRUST

THIS INDENTURE WITNESSETH That The Grantor (s), ROC INVESTMENTS, LLC  
an Illinois Limited Liability Company \_\_\_\_\_ of the  
County of Cook and State of Illinois for and in consideration of ten  
dollar (\$ 10.00 ) and other good and valuable consideration in hand paid, Conveys and  
WARRANTS to AMCORE Investment Group, N.A., a national banking association, having trust powers,  
whose address is 2954 W. Lake, Chicago, IL its successor or successors, as Trustee under a  
Trust Agreement dated the 9th day of September, 2003, known as Trust Number  
03-15002, for the following described real estate in the County of Cook and State of  
Illinois:

Legal Description Attached Hereto Exhibit "A"



Rev 01/03  
Page 1



412

## UNOFFICIAL COPY

Future tax bills to: MANSSION VIEWPROPERTY ADDRESS: 1532 S. St. Louis2954 W. LakeChicago, IL 60625Chicago, IL 60612PROPERTY CODE: 16-23-223-035-0000

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) Know, manage, protect and subdivide said real estate or 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; (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, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms of 99 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 easements 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 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 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 full 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 hereby expressly waived and released. Any contact, obligation or indebtedness incurred or entered into by said Trustee in connection with

# UNOFFICIAL COPY

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 Grantor \_\_\_\_\_ hereby expressly waives \_\_\_\_\_ 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.

Executed this 12<sup>th</sup> day of September, 2005

Grantor(s)

ROC INVESTMENTS, LLC

By: \_\_\_\_\_

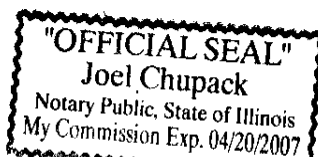
STATE OF IL  
aforesaid,

I, the undersigned, a Notary Public in and for said County and State

COUNTY OF Cook } SS DO HEREBY CERTIFY THAT Ronald G. Ohr, being the  
authorized member/manager of ROC INVESTMENTS, LLC, and Illinois  
company

who \_\_\_\_\_ personally known to me to be same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as his free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notary Seal this 12<sup>th</sup> day of September, 2005



Joel Chupack  
Notary Public

**RETURN RECORDED DEED TO:**  
ATTN LAND TRUST DEPT.  
AMCORE Trust No. 03-15002  
P.O. Box 1537  
Rockford, IL 61110-0037

Rev 01/03  
Page 3

Deed Prepared By:  
Joel L. Chupack  
205 W. Randolph Street #1750  
Chicago, IL 60606

# UNOFFICIAL COPY

## Exhibit "A"

### Legal Description

THE SOUTH ½ OF LOT 7 IN BLOCK 6 IN GRANT'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-23-223-035-0000

Commonly known as: 1532 S. St. Louis Avenue, Chicago, IL 60623

SUBJECT TO: General real estate taxes not due and payable at the time of closing; Building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; Zoning laws and ordinances which conform to the present usage of the premises; Public and utility easements which serve the premises; Public roads and highways, if any; Party wall rights and agreements, if any.