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First American Title Insurance Company



Doc#: 0613802075 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/18/2006 09:35 AM Pg: 1 of 5

**WARRANTY DEED IN TRUST**  
Estate

Adward Tyrone, Independent Administrator, of the Estate of ORESA GARDNER, ("Administrator"), as Grantor, and CHICAGO TITLE LAND TRUST COMPANY, a Corporation of Illinois, as Trustee under Trust Number 1112425 as Grantee:

WHEREAS, ORESA GARDNER, ("Decedent") resided in the City of CHICAGO, County of COOK State of IL and died Intestate on 09/24/2005 and that thereafter proceedings were instituted in the Circuit Court of Cook County of COOK County, Illinois, as Case No. 2005P008833, to probate the state of said Decedent and on 01/03/2006, Grantor was duly appointed and qualified as the Independent Administrator of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and

NOW THEREFORE, in consideration of the sum of One Hundred Eighty-Five Thousand and No/100 Dollars (\$185,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Administrator of the said estate does hereby CONVEY and WARRANT to

CHICAGO TITLE LAND TRUST COMPANY, a Corporation of Illinois, whose address is 181 W. Madison Street, Suite 1700, of Chicago, IL 60602, of the County of Cook, as Trustee under the provisions of a certain Trust Agreement dated

the 25<sup>th</sup> day of September (month), 2003 (year) and known as TRUST NUMBER 1112425, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

THE SOUTH 25 FEET OF THE EAST HALF OF LOT 7 IN BLOCK 7 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 LYING WEST OF THE ILLINOIS CENTRAL RAILROAD, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 20-23-213-053-0000  
Address(es) of Real Estate: 6522 South Dorchester Avenue, Chicago, IL 60637

*50B*

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for 2005 and subsequent years.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts, and for the uses and purposes herein and set forth in said Trust Agreement and in the Terms and Conditions appearing on Page 3 of this instrument which are made a part hereof.

CONTINUED ON PAGE 2

FIRST AMERICAN  
File # 1328549

*HP/H*


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Property of Cook County Clerk's Office

CITY TAX

**CITY OF CHICAGO**



MAY 16 06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

0000003499

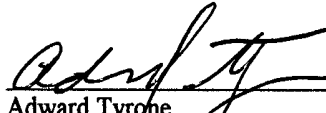
REAL ESTATE TRANSFER TAX	0138750	FP 102812
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If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 26<sup>th</sup> day of APRIL, 20 06

 (SEAL)  
Adward Tyrone  
as Independent Administrator  
of the estate of ORESA GARDNER

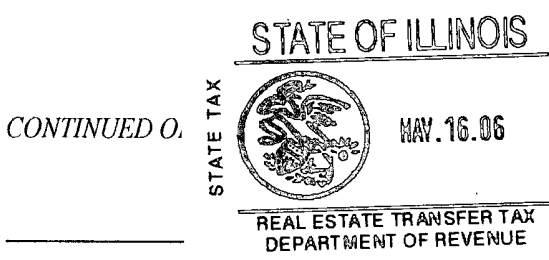
STATE OF ILLINOIS, COUNTY OF ~~COOK~~ RANDOLPH ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Adward Tyrone, personally known to me to be the same person(s) whose name(s) 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

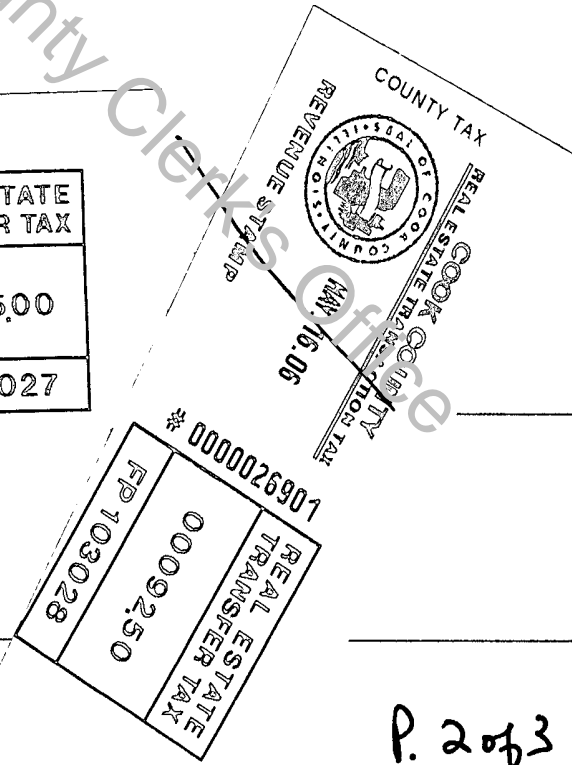
Given under my hand and official seal, this 26 day of April, 20 06

Commission expires \_\_\_\_\_, 20 \_\_\_\_\_

 (Notary Public)



REAL ESTATE TRANSFER TAX
00185.00
* 0000026701
FP 103027



Prepared by:  
Toya Horn Howard  
Unit D  
526 East 32nd Street  
Chicago, IL 60616-4215

Mail To: CHICAGO TITLE LAND TRUST COMPANY  
181 W. MADISON STREET, SUITE 1700  
CHICAGO, ILLINOIS 60602

SEND TAX BILLS TO: Anthony Lott  
6826 S. Chappel  
Chicago, IL 60649

Warranty Deed in Trust - Estate

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## TERMS AND CONDITIONS

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 or 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 present or in future, 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 or 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 Recorder of Deeds of the aforesaid 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 Chicago Title Land Trust Company, 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 amendments 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 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: THE SOUTH 25 FEET OF THE EAST HALF OF LOT 7 IN BLOCK 7 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 LYING WEST OF THE ILLINOIS CENTRAL RAILROAD, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-23-213-053-0000 Vol. 0260

Property Address: 6522 South Dorchester Avenue, Chicago, Illinois 60637

Property of Cook County Clerk's Office