



Doc#: 0623349035 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/21/2006 11:38 AM Pg: 1 of 3

TRUSTEE'S DEED IN TRUST

The above space is for the recorder's use only

This Indenture made this 28th day of July, 2006, **MIDWEST BANK AND TRUST COMPANY**, a corporation

of Illinois, as Trustee under the provisions of a deed or deed in trust, duly recorded and delivered to said Trustee in pursuance of a Trust Agreement dated the **25th day of October, 2000** and known as **Trust Number 00-1-7767**, party of the first part, and **Dunaway Family Revocable Trust dated 7/25/06; Raymond E. Dunaway and Laverne M. Dunaway, as Grantors and Trustees**----- of the second part. **Grantee's address:** 2455 N. Newcastle, Chicago, Illinois 60707-----

WITNESSETH, that said party of the first part in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following describe real estate, situated in Cook County, Illinois, to wit:

Lot 44 (except the South Seven (7) feet thereof) in Block 1 in H. O. Stone and Company's Mont Clare Addition, being a Resubdivision of Blocks 1, 4, 5 and 6 in W.L. Pease's Subdivision of the East Half (1/2) of the East One-Third (1/3) (being the East 30 acres) of the Southwest Quarter (1/4) of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property address: 2455 N. Newcastle, Chicago, Illinois 60635
PIN: 13-30-330-001-0000

This conveyance is made pursuant to Direction authorizing the party of the first part to convey directly to the party of the second part, and/or pursuant to authority granted in the Trust Agreement authorizing the party of the first part to convey directly to the party of the second part.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said Trustee to subdivide and re-subdivide the real estate or any part thereof to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate of 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts to make the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with, it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the

UNOFFICIAL COPY

trustee, or to be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 the 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 the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instruments, 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.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands 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.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in Grantor by the terms of said deed or deeds in trust, pursuant to the trust agreement above mentioned. This deed is subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased, at the date hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Trust Administrator, and attested by its Trust Officer this 28th day of July, 2006.

MIDWEST BANK AND TRUST COMPANY,
as Trustee, as aforesaid

By: Rosanne M. DuPass
Authorized Signer

Attest: Juanita Chandler
Authorized Signer

STATE OF ILLINOIS }
COUNTY OF COOK }

On July 28, 2006, the foregoing instrument was acknowledged before me by Rosanne M. DuPass, Trust Administrator of MIDWEST BANK AND TRUST COMPANY, an Illinois corporation, and by Juanita Chandler, Trust Officer of said corporation, who affixed the seal of said corporation, all on behalf of said corporation.

L. Klusendorf
Notary Public

Exempt Under Provisions of Paragraph E
Section 31-45 Property Tax Code
7/29/06
Dated

This instrument prepared by
J. H. B...
Representative
Rosanne DuPass
MIDWEST BANK AND TRUST COMPANY
1606 N. Harlem Avenue
Elmwood Park, IL 60707



Mail recorded deed to: Raymond E. & Laverne M. Dunaway 2455 N. Newcastle Chicago, IL 60707	Mail tax bills to: Raymond E. & Laverne M. Dunaway 2455 N. Newcastle Chicago, IL 60707
--	---

John Belconis
1546 North Orleans Street, Suite 601
Chicago, IL 60610

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 8/1, 20 06

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Margaret Hayward
this 1 day of August, 2006
Notary Public Margaret Hayward



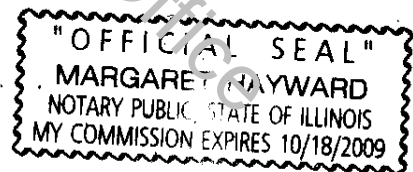
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8/1, 20 06

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Margaret Hayward
this 1 day of August, 2006
Notary Public Margaret Hayward



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Revised 10/02-cp



EUGENE "GENE" MOORE