

Warranty Deed in Trust



Doc#: 0703726006 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2007 09:31 AM Pg: 1 of 3

This indenture witnesseth, That the Grantor, **ZMG Investment Trust I**, of the County of Cook and the State of IL, For and in consideration of TEN and 00/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the **Tyrone J. Mathews, a married man**, the following described real estate in the County of Cook and the State of Illinois, to wit:

Legal Description: Lot 67 in Harvard Resubdivision of Lots 3 to 40 inclusive in Blocks 5 and Lots 1 to 42 inclusive in Block 6 in Forsythe's subdivision of the North 32 Acres of the South 55 Acres of the West 1/2 of the Northeast 1/4 of Section 33, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 8115 S. Stewart, Chicago, IL 60620

Permanent Tax Number: 20-33-216-006-0000

City of Chicago

Dept. of Revenue

490646

02/02/2007 09:21 Batch 00756 21



Real Estate

Transfer Stamp

~~\$1,612.50~~

To have and to hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full Power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and or re-subdivide 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 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 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 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 property, or any part thereof, for other real or personal property, to grant easements or charges of 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

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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 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, 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.

And the said grantors 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 the exemption of homesteads from sale on execution or otherwise.


This deed of conveyance is dated, 1-18- 2007

 AS TRUSTEE
ZMG Investment Trust I
Shaun Shannon as Trustee

COUNTY TAX
REVENUE STAMP

FEB.-2.07
COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000018458

STATE TAX

FEB.-2.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
7875000000 #
REAL ESTATE TRANSFER TAX
00215.00
FP 103041

REAL ESTATE TRANSFER TAX
00107.50
FP 103042

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, the authorized signator for **ZMG Investment Trust I**, personally known to me to be the same people whose name is 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



[Handwritten Signature]

Notary Public

After recording, please mail to:

TRISTAR TITLE, L.L.C.
1919 S. HIGHLAND AVE.
BLDG. B ST. 130
LOMEVNS, IL 60148

County of Cook County Clerk's Office