

UNOFFICIAL COPY

DEED
IN TRUST



Doc#: 0707426106 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/15/2007 12:34 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the grantor(s) GFN & ASSOCIATES, INC., an Illinois Corporation, of the County of COOK and the State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) unto AMCORE Investment Group, N.A., a national banking association, having trust powers whose address is 501 7th Street, Rockford, IL 61104 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:

LOT 37 IN BLOCK 4 IN VANCE AND PHILLIP'S BOULEVARD ADDITION IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

PERMANENT TAX NUMBER: 16-23-113-014-0000

PROPERTY ADDRESS: 1306 South Central Park, Chicago, IL

FIRST AMERICAN
1571759

3/15/07

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 premises or any part thereof; (b) Dedicate parks, street, highways or alleys; (c) Vacate any subdivision or part thereof; (d) Re-subdivided said property 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 premises 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, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; (l) Leave said property, or any part thereof, from time to time in possession or reversion, by leases to commence in the present or 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 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 hereinafter; (o) Contract to make leases; (p) Contract to grant options to lease and 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 to exchange said property, 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 premises or any part

Stamps Affixed to Prior Deed

317

UNOFFICIAL COPY

thereof; (u) Deal with said property 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 part 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 obligated to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated 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 person 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 agreements 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.

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 of their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of the 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 contract obligation or indebtedness incurred or entered into said Trustee in connection with said real estate may be entered into by it in the name of the 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, obligations 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 whatsoever shall be charged with notice of this condition from the date of filing for record of this Deed.

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, 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(s) hereby expressly waive(s) 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.

UNOFFICIAL COPY

Said Grantor hereby expressly waives and releases 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 16 day of February, 2007.

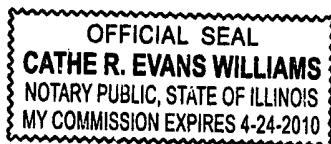
Wanda R. Grant

WANDA R. GRANT, President
GFN & ASSOCIATES, INC
 an Illinois Corporation

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WANDA GRANT, 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 16 day of February, 2007.



Cathie R. Evans Williams
 NOTARY PUBLIC (Seal)

Prepared By: **WOODS & EVANS, LLC**
 Deadra Woods Stokes, Esq.
 4747 Lincoln Mall Dr., Ste. 410
 Matteson, Illinois 60443

Mail To: **ATTN: LAND TRUST DEPT.**
AMCORE TRUST NO.: 03-15002
P.O. BOX 1537
ROCKFORD, IL 61110-0037

Name & Address of Taxpayer:

MANSSION VIEW
2954 W. LAKE ST.
CHICAGO, IL 60612