

UNOFFICIAL COPY



Doc#: 0707522106 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/16/2007 02:41 PM Pg: 1 of 3

**EXECUTOR'S DEED**

**THE GRANTOR(S)**

**STEVEN J. BAHRMASEL,**  
**Independent Executor of the**  
**Estate of ANNIE L. DENDY, Deceased,**  
By virtue of Letters of Administration  
Issued to him by the Circuit Court of  
Cook County, State of Illinois and in  
exercise of the power of sale granted to  
to him in and by said statue and in  
pursuance of every other power and  
authority granted enabling, and in  
consideration of the sum of ten (\$10.00)  
dollars, receipt whereof is hereby  
acknowledged, do hereby quit claim  
and convey unto

**CHICAGO TITLE LAND TRUST COMPANY as Trustee under Trust Agreement**  
**dated February 27, 2007, known as Trust Number 8002348270, 181 W. Madison Street,**  
**Suite 1700, Chicago, Illinois, 60602,** the following described Real Estate situated in the  
County of Cook in the State of Illinois, to wit:

**LOT 38 IN BLOCK 4 IN FRAZER'S SUBDIVISION OF THE NORTHEAST**  
**1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13,**  
**TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL**  
**MERIDIAN, IN COOK COUNTY, ILLINOIS**

**Permanent Real Estate Index Number(s): 16-13-305-036-0000**

**Address(es) of Real Estate: 3026 W. LEXINGTON STREET, CHICAGO, IL**  
**60612**

LACALLE TITLE  
FILE # U 36837  
243

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the  
trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

**THE TERMS AND CONDITIONS APPEARING ON PAGE 3 OF THIS**  
**INSTRUMENT ARE MADE A PART HEREOF.**


And the said grantor hereby expressly waives and releases any and all right or  
benefit under and by virtue of any and all statues of the State of Illinois, providing for  
exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has set hand and seal this 15<sup>th</sup>

day of March, 2007.

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 (Seal)  
**STEVEN J. BAHRMASEL, INDEPENDENT**  
**EXECUTOR OF THE ESTATE OF**  
**ANNIE L. DENDY, DECEASED**

State of Illinois )  
 ) SS  
 County of Cook )

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
**497546** \$787.50  
 03/16/2007 10:55 Batch 10232 26

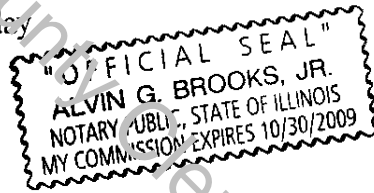


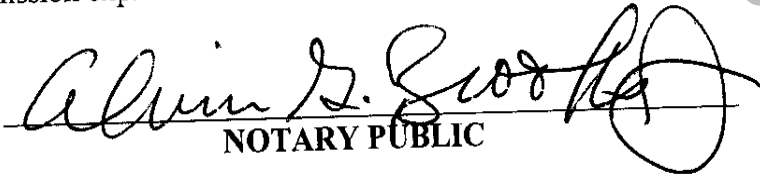
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
 HEREBY CERTIFY that **STEVEN J. BAHRMASEL, INDEPENDENT EXECUTOR OF**  
**THE ESTATE OF ANNIE L. DINDY, DECEASED**, personally known to me to be the  
 same person whose name is subscribed to the foregoing instrument, appeared before me this  
 day in person, and acknowledged that he signed, sealed and delivered the said instrument as  
 his free and voluntary act, as Independent Executor for the uses and purposes therein set  
 forth.

GIVEN under my hand and official seal, this 1<sup>st</sup> day

of March, 2007

Commission expires: 10-30-09

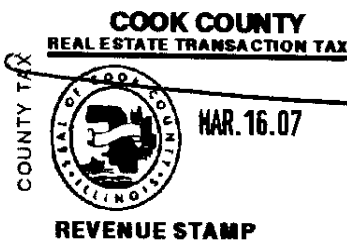


  
 NOTARY PUBLIC

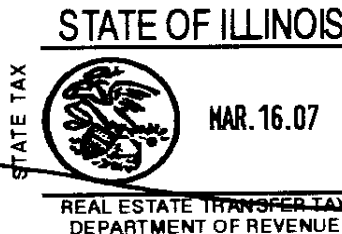
This instrument was prepared by Alvin G. Brooks, Jr., 309 W. Washington St., Chicago, IL  
 60606

Mail To: 

Send Subsequent Tax Bills to:



# 0000020642	REAL ESTATE TRANSFER TAX
	0005250
	FP 103042



# 0000009092	REAL ESTATE TRANSFER TAX
	0010500
	FP 103037

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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 of 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 irrevocally 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.