



Doc#: 0717349013 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/22/2007 09:34 AM Pg: 1 of 3

Deed in Trust

THIS INDENTURE WITNESSETH that the Grantor, Chavon J. Kells & Valerie J. Kells as joint tenants & not as tenants in common

of the County of Cook and State of Illinois, for and in consideration in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey _____ and Warranty _____ unto

U.S. Bank, N.A., 104 N. Oak Park Ave, Oak Park, Illinois, its successor or successors, as Trustee under the provisions of a certain Trust Agreement dated 23rd day of May, 2005 and known as Trust Number 8088 Grantee, the following described real estate situated in Cook County, Illinois to wit:

Lots 44 and 45, in Block 40, in the North 1/2 of the Washington Heights, Subdivision, in Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 10941 South Church Street, Chicago IL 60643

P.I. N. # 25-18-415-038-0000

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date _____

Chavon J. Kells 5/30/07
Valerie J. Kells 5/30/07

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantors _____ hereby expressly waive _____ 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.

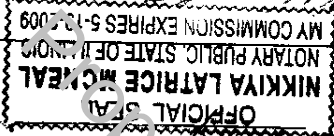
In witness whereof, the grantors _____ aforesaid have _____ hereunto set _____ their _____ hand and seal this 30th day of May, 2007.

Chavon J. Kells (SEAL)
Chavon J. Kells

Valerie J. Kells (SEAL)
Valerie J. Kells

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<p>10941 S. Church Street, Chicago IL 60643</p> <p>Address of Property</p> <p>Taxes to be mailed to:</p> <p>Chavon Kells</p> <p>10941 S. Church, Chicago IL 60643</p>	<p>Mail recorded Deed to:</p> <p>Name: U.S. Bank</p> <p>Street Address: 104 N. Oak Park Avenue</p> <p>City, State Zip: Oak Park IL 60301</p>
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Notary Seal

Given under my hand and Notarial Seal this _____ day of _____

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Chavon J. Kells & Valerie J. Kells personally known to me to be the same person whose name are _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they _____ signed 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.

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.

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 and 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 in trust and to grant to such successor or successors in trust all the title of 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, 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 applications 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 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, whatsover shall be charged with notice of this condition from the date of filing for record of this Deed.

This conveyance is made upon the express understanding and condition that neither U.S. Bank, N.A., 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 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 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, individually (and the Trustee shall have no obligation 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 whosoever 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 any interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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STATEMENT BY GRANTOR AND GRANTEE

For purposes of recording

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 and hold title to real estate under the laws of the State of Illinois.

Date: 5/30/07 Signature: *Charon Kells*
Grantor or Agent

Subscribed and sworn to before me by the said *Charon Kells*
this 30th day of May, 2007

Nikkiya Latrice McNeal
Notary Public



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.

Date: 5/30/07 Signature: *Nikkiya Latrice McNeal*
Grantee or Agent

Subscribed and sworn to before me by the said *Nikkiya Latrice McNeal*
this 30th day of May, 2007

Nikkiya Latrice McNeal
Notary Public



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.

(Attach 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.)