

# UNOFFICIAL COPY

## Ticor Title Insurance

US BANK  
Deed in Trust



Doc#: 0717760036 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/28/2007 12:42 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH  
that the Grantor, Gloria Sanders  
divorced and not since remarried

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 S and Warrant S unto U.S. Bank, N.A., 104 N. Oak Park Ave., Oak Park, IL, its  
successor or successors, as Trustee under the provisions of a certain Trust Agreement dated 14<sup>th</sup>  
day of JUNE, 2007, and known as Trust Number 8217,  
Grantee, the following described real estate situated in COOK County, Illinois to wit:

LOT 5 AND THE NORTH 4.62 FEET OF LOT 6 IN S. K. MARTIN'S SUBDIVISION OF THE  
NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF  
BLOCK 2 OF BROOKLINE, A SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF  
SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

THIS DEED IS SUBJECT TO: (A) GENERAL REAL ESTATE TAXES; (B) SPECIAL ASSESSMENTS  
CONFIRMED AFTER THIS CONTRACT DATE; (C) BUILDING, BUILDING LINE AND USE OR  
OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; (D) ZONING LAWS  
AND ORDINANCES; (E) EASEMENTS FOR PUBLIC UTILITIES; (F) DRAINAGE DITCHES,  
FEEDERS, LATERALS, AND DRAIN TILE, PIPE OR OTHER CONDUIT.

PIN# 20-27-221-015-0000

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

And the said grantor \_\_\_\_\_ hereby expressly waive S and release S 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 grantor \_\_\_\_\_ aforesaid ha S hereunto set HER hand and seal this 22<sup>ND</sup>  
day of JUNE, 2007

(Seal)

(Seal)

(Seal)

GLORIA SANDERS

(Seal)

THIS INSTRUMENT WAS PREPARED BY Gloria Sanders 7341 S. Champlain, Chicago, IL, 60619

BOX 15

631676

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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

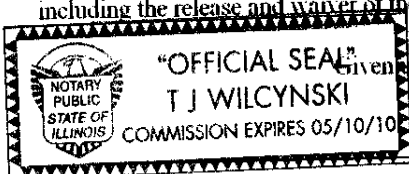
Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired, to contract 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 successor 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 praesenti or in futuro, and 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 the 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 obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, whatsoever 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 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, hereby irrevocably 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 fund, 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 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.

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby  
COUNTY OF COOK ) certify that GLORIA SANDERS 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  
signed, sealed and delivered the said instrument as A 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 Notarial Seal this 22<sup>ND</sup> day of JUNE, 20 07

Notary Seal [Signature]

Mail recorded Deed to:

Name: US BANK TR# 8217


Street Address: 104 N. Oak Park Avenue

City, State Zip: Oak Park, IL 60301


7341 S. CHAMPLAIN, CHICAGO, IL., 60619  
Address of Property

Taxes to be mailed to:  
US BANK TRUST-TRUST # 8217  
104 N. OAK PARK AVE., OAK PARK, IL., 60301


# UNOFFICIAL COPY

**CITY OF CHICAGO**  
 CITY TAX  
  
 JUN. 26. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000004651  
**REAL ESTATE  
 TRANSFER TAX**  
 0146250  
 FP 102803

**STATE OF ILLINOIS**  
 STATE TAX  
  
 JUN. 26. 07  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 6876600000  
**REAL ESTATE  
 TRANSFER TAX**  
 0019500  
 FP 102809

**COOK COUNTY**  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
  
 JUN. 26. 07  
 REVENUE STAMP

# 0000039358  
**REAL ESTATE  
 TRANSFER TAX**  
 0009750  
 FP 326707

Property of Cook County Clerk's Office