

**DEED IN TRUST
WARRANTY**

UNOFFICIAL COPY



Doc#: 0809350056 Fee: \$44.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/02/2008 02:50 PM Pg: 1 of 5

THIS INDENTURE WITNESSETH, That the Grantor(s), **ANTHONY McCLENDON**, of the County of **COOK** and State of **ILLINOIS**, 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 **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, whose address is 171 North Clark Street, 5th Floor, Chicago, Illinois 60601, as Trustee under the provisions of a trust agreement dated the **2ND** day of **APRIL, 2007**, known as Trust Number **8002348467** the following described real estate in the County of **COOK**, and State of Illinois, to-wit:

LOT 21 IN BLOCK 6 IN PARKLY'S PARK ADDITION IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 7251 SOUTH UNION AVENUE, CHICAGO, ILLINOIS 60621

PERMANENT TAX NUMBER: 20-28-110-017-0000

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 to resubdivide 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 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 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 kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or 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 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 to 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,

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mortgage or other instrument and 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 grantor(s) 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(s) aforesaid has/ve hereunto set their hand(s) and seal(s) this 26 day of March 2008

(Seal) - _____

(Seal) - ANTHONY McCLENDON

THIS INSTRUMENT WAS PREPARED BY:

State of Illinois)
County of COOK) **SS**

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that **ANTHONY McCLENDON**, personally known to me to be the same persons whose name(s) is/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.

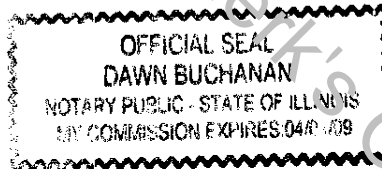
Given under my hand and notarial seal this 26 day of March 2008

Dawn Buchanan
NOTARY PUBLIC

AFTER RECORDING, PLEASE MAIL TO:

**CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK ST, SUITE #575
CHICAGO, IL 60601**

OR BOX NO. 333 (COOK COUNTY ONLY)



SEND FUTURE TAX BILLS TO:

NAME: _____

ADDRESS: _____

CITY, STATE, ZIP CODE: _____

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. _____ and Cook County Ord. 93-0-27 par. _____
Date _____ Sign. Lois Lee

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ALTA LOAN AND EXTENDED COVERAGE OWNERS POLICY STATEMENT

Commitment No. _____

Loan No. _____

The undersigned hereby certifies with respect to the land described in the above commitment it has been advised by the Beneficiaries of said Trust

1. That, to the best knowledge and belief of the undersigned, no contracts for the furnishing of any labor or material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have or are to become attached to the land or any improvements thereon as fixtures, have been given or are outstanding that have not been fully performed and satisfied; that there are no unrecorded contracts to purchase the land; and that there are no unrecorded leases to which the land is subject, except as listed below, and that if any leases are listed below, they contain no options to purchase, rights of renewal, or other unusual provisions, except as noted below. (If no leases or contracts, state "none".)

(Use back page hereof if necessary)

2. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses except as to any personal liability of the undersigned; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgees thereof against any defenses thereto, except as to any personal liability of the undersigned by the mortgagor or the mortgagor's heirs, personal representatives or assigns.

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Date _____

Seller or Owner (Seal)

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Purchaser _____ (Seal)
_____ (Seal)

This Agreement is signed by **Chicago Title Land Trust Company** not individually but solely as Trustee under a certain Trust Agreement known as **Trust Number 8002348467**. Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be payable only out of any trust property which may be held thereunder, and said Trustee shall not be personally liable for the performance of any of the terms and conditions of this agreement or for the validity or condition of the title of said property or for any agreement with respect thereto. Any and all personal liability of **Chicago Title Land Trust Company** is hereby expressly waived by the parties hereto and their respective successors and assigns.

This statement is based solely upon information and belief, upon information furnished by the beneficiary or beneficiaries of the aforesaid trust. The undersigned has no personal knowledge of any of the facts or statements herein contained.

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The above statements are made by **Chicago Title Land Trust Company** not personally but as Trustee under the trust agreement known as **Trust Number 8002348467** on the above date by virtue of the written authority and direction of the beneficiaries under the trust.
By: _____ (Seal)
Trust Officer

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The above statements are made by **Chicago Title Land Trust Company** not personally but as Trustee under the Trust Agreement known as Trust Number _____ on the above date by virtue of the written authority and direction of the beneficiaries under the trust.
By: _____ (Seal)
Trust Officer

I/We certify that no survey was furnished to me/us and none is available.

LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____ and, to the best knowledge and belief of the undersigned, the proceeds are not to be used to finance the making of future improvements or repairs on the land. You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated _____

Signature _____

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ALTA LOAN AND EXTENDED COVERAGE OWNERS POLICY STATEMENT

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Seller or Owner (Seal)

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Purchaser _____ (Seal)

(Seal)

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This statement is based solely upon information and belief, upon information furnished by the beneficiary or beneficiaries of the aforesaid trust. The undersigned has no personal knowledge of any of the facts or statements herein contained.

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By: _____ (Seal)
Trust Officer

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The above statements are made by **Chicago Title Land Trust Company** not personally but as Trustee under the Trust Agreement known as Trust Number _____ on the above date by virtue of the written authority and direction of the beneficiaries under the trust.
By: _____ (Seal)
Trust Officer

I/We certify that no survey was furnished to me/us and none is available.

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Dated _____

Signature _____

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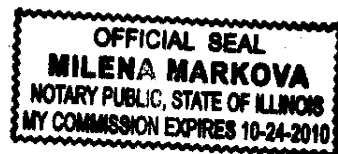
STATEMENT BY GRANTOR AND GRANTEE

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

Dated 3/28, 2008

Signature: Deborah Lee
Grantor or Agent

Subscribed and sworn to before me
By the said Deborah Lee
This 28, day of March, 2008
Notary Public Milena Markova



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

Date March 28, 2008

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Andrew Lee
This 28, day of March, 2008
Notary Public Milena Markova



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)