

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED IN TRUST

Statutory (Illinois)  
(Corporation to Trust)

08.02655 1/201

**MAIL TO:**

Leonard J. Marturano  
Law Offices of Leonard J.  
334 E. Colfax, Unit A 2nd Fl.  
Palatine, IL 60067

**NAME & ADDRESS OF TAXPAYER:**

Equity Trust Company  
3309 Wilcox Avenue  
Bellwood, IL 60104



Doc#: 0907855002 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/19/2009 08:58 AM Pg: 1 of 4

PREMIER TITLE

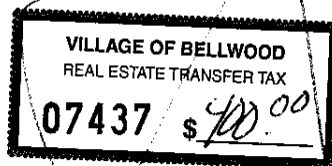
THE GRANTOR: HSBC Bank USA, National Association as Trustee for Home Equity Loan Trust Series ACE 2006-HE1, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey unto Equity Trust Company Custodian FBO Gary Moberly IRA 75% Undivided Interest and Equity Trust Company Custodian FBO Karen Moberly IRA 25% Undivided Interest and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Property Address: 3309 Wilcox Avenue, Bellwood IL 60104

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 the present or in the 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 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.



PREMIER TITLE COMPANY  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

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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, 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 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.

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

And the said grantor(s) hereby waive(s) and release(s) any and all right(s) 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.

Permanent Real Estate Index Number(s): 15-16-106-040-0000  
Property Address: 3309 Wilcox Avenue, Bellwood, IL 60104

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its X AV President, and attested by its X VP Secretary, this X 26 day of X February, 2009.

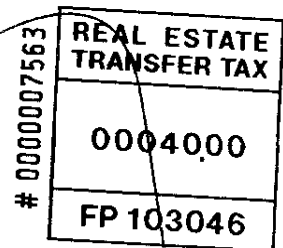
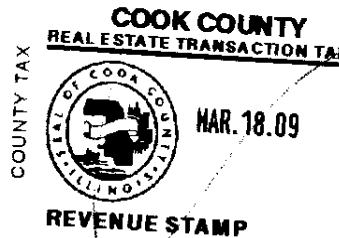
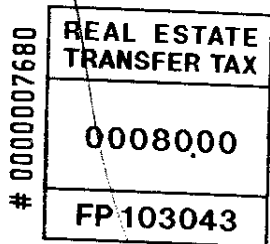
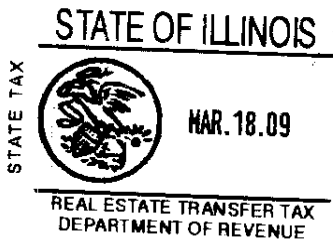
IMPRESS  
CORPORATE SEAL  
HERE

Name of Corporation: HSBC Bank USA, National Association as Trustee for Home Equity Loan Trust Series ACE 2006-HEA by: Wells Fargo Bank, N.A. as its Attorney-In-Fact

By: X [Signature] Darryl Scott (SEAL)  
President

ATTEST: X [Signature] Annette (SEAL)  
Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES



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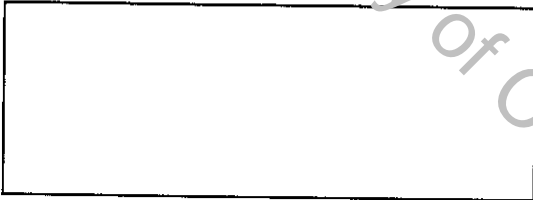
STATE OF IL  
 County of Lancaster )  
 )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
X Darryl Scott personally known to me to be the X AV President of Wells Fargo  
 Bank, N.A. as Attorney-in-Fact for HSBC Bank USA, National Association as Trustee for Home Equity Loan Trust Series ACE 2006-HE1,  
 and X Annette Fabon personally known to me to be the X VP Secretary of said  
 corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before  
 me this day in person and severally acknowledged that as such AV President and VP Secretary, they signed and delivered  
 the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and  
 deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 26 day of Feb, 2009

X Charletta W. Benjamin  
 Notary Public  
**Charletta W. Benjamin**  
**NOTARY PUBLIC**  
 South Carolina  
 My Commission Expires 11/6/2017

My commission expires on X 11/6/2017, 2017



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_  
 SECTION 4, REAL ESTATE TRANSFER ACT  
 DATE: \_\_\_\_\_

NAME AND ADDRESS OF PREPARER:

Thomas J. Anselmo  
 1807 W. Diehl Road, #333  
 Naperville, IL 60563-1890

\_\_\_\_\_  
 Buyer, Seller or Representative

Property Address: 3309 Wilcox Avenue, Bellwood, IL 60104

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and  
 address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022). RE595

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WARRANTY DEED  
 Statutory (Illinois)  
 (Corporation to Individual)

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FROM

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TO

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# UNOFFICIAL COPY

THE WEST 40 FEET OF LOT 10 IN BLOCK 4 IN O'CONNOR'S ADDITION TO BELLWOOD, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office