



Doc#: 1118131002 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/30/2011 10:17 AM Pg: 1 of 4

Property of Cook County Clerk's Office

**SPECIAL WARRANTY DEED IN TRUST**

THE GRANTOR, THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION, AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST, duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten and No/100's Dollars, (\$10.00) in hand paid, CONVEYS and WARRANTS to CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST #8002352214, (hereinafter referred to as "said trustee", regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit: \*Trust Agreement dated 17/8/08 and known as

LOT 40 IN BLOCK 57 IN HILL'S ADDITION TO SOUTH CHICAGO OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to.

General real estate taxes for 2010 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

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

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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 in 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, 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.

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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Property: 8621 South Yates Boulevard Chicago, IL 60617

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Permanent Real Estate Index Number: 21-31-324-008-0000

DATED this 15<sup>th</sup> day of June, 2011.

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION, AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST BY INTEGRATED ASSET SERVICES, ITS ATTORNEY IN FACT

By: Integrated Asset Services LLC  
By: [Signature]  
By: Kay Thompson, Contract/Document Specialist  
Contract/Document Specialist

Attest:  
By: Integrated Asset Services LLC  
By: [Signature] 6/15/2011  
Deborah Mathis, Contract/Document Specialist

STATE OF Colorado  
COUNTY OF Denver

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Nay Thompson personally known to me to be the Colorado Contract/Document Specialist of Integrated Asset Services, a(n) Colorado corporation, and Deborah Mathis, personally known to me to be the Contract/Document Spec. 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 Contract/Document Specialist and Contract/Document Spec. they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors 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 official seal, this 15<sup>th</sup> day of June, 2011.

[Signature]  
Notary Public

JENNY STELZER  
Notary Public  
State of Colorado  
My Commission Expires 10/03/2013

Commission expires \_\_\_\_\_

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This instrument was prepared by: Attorney Donald C. Marcum, Wheatland Title Building, 105 W. Veterans Pkwy Yorkville, IL 60560 (630)892-2323, ext. 234

HC 201000-11298.0

Mail to:

Wheatland Title Guaranty Company  
105 W. Veterans Pkwy  
Yorkville, IL 60560

Send Subsequent Tax Bills to:

Jane Pettison  
Po Box 156  
Wood Dale, IL 60191

City of Chicago  
Dept. of Revenue  
612962

6/30/2011 9:56  
dr00764




Real Estate  
Transfer  
Stamp  
\$372.75

Batch 3,140,552

STATE TAX  
  
STATE OF ILLINOIS  
JUN. 30. 11  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000002774  
REAL ESTATE  
TRANSFER TAX  
00035.50  
FP 103037

COUNTY TAX  
  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUN. 30. 11  
REVENUE STAMP

# 0000002621  
REAL ESTATE  
TRANSFER TAX  
00017.75  
FP 103042