

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED IN TRUST

95751431

This Indenture Witnesseth, That the Grantor  
EMC MORTGAGE CORPORATION

created and existing under and  
by virtue of the laws of

the State of Delaware

for and in consideration of Ten (\$10.00)

\_\_\_\_\_ Dollars,  
and other good and valuable consideration in hand  
paid, Conveys \_\_\_\_\_ and Warrant(s) \_\_\_\_\_ unto  
Southwest Financial Bank and Trust Company, an  
Illinois banking corporation, its successor or suc-  
cessors as Trustee under the provisions of a trust

agreement dated the 20th day of September 1995 known as Trust Number 1-1177

the following described real estate in the County of Cook and State of Illinois, to-wit:

THE WEST 41.61 FEET OF LOT 12 IN BLOCK 3 IN HILLIARD AND DOBBINS FIRST ADDITION  
TO WASHINGTON HEIGHTS A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF  
SECTION 7 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor for itself and its successors and assigns, covenants and warrants that  
it has not done or suffered to be done, anything whereby the above described  
real estate hereby granted shall or may be encumbered or charged in any manner  
whatsoever.

Property Address: 1417 West 97th Street, Chicago, Illinois

Permanent Real Estate Index No. 25-08-104-019

To have and to hold the said premises with the appurtenances, upon the trusts and for 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 each successor or successors in trust  
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 present 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 99 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  
of 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.

DEPT. OF RECORDING 425.00  
T:0012 TRAM 2301 11/02/95 14:48:00  
10412 S CG # 95-715-715 1431  
COOK COUNTY RECORDER

25<sup>th</sup>  
m

10 of 1 555521

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BOX 333-CTI

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Property of Cook County Clerk's Office

COOK COUNTY, ILL.  
244710  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV-1'05 DEPT OF REVENUE  
P.B. 10680  
\$40.00

Cook County  
REAL ESTATE TRANSFER TAX  
REVENUE STAMP NOV 8 '05  
P.B. 11424  
20.00

REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
NOV 8 '05  
P.B. 11424  
300

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In no case shall any person claiming 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 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 the, 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 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 cases made and provided.

And the said grantor 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 grantor aforesaid has hereunto set hand and seal this 10th day of October, 1995

EMC MORTGAGE CORPORATION

by (SEAL) [Signature]  
President R.E. DeWald, Assistant  
Vice President

ACCOUNTANT [Signature] (SEAL)  
SECRETARY [Signature] Assistant  
Secretary

State of Texas

County of Dallas

S.S.

[Signature] a Notary Public  
in and for said County, in the State aforesaid, do hereby certify that R.E. DeWald the  
President and [Signature] the Secretary of  
EMC MORTGAGE CORPORATION [Signature]

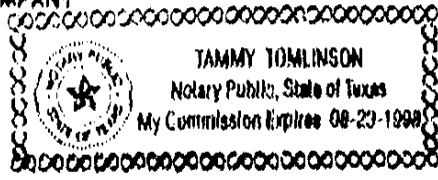
personally known to me to be the same person  
whose name \_\_\_\_\_ subscribed to the foregoing instrument,  
appeared before me this day in person and acknowledges that \_\_\_\_\_ signed, sealed  
and delivered the said instrument as \_\_\_\_\_ free and voluntary act,  
pursuant to authority given by the Board of Directors of said corpor-  
ation.

Given under my hand and seal this 10th day of October, A.D. 1995

[Signature] Notary Public

After Recording Mail to: SOUTHWEST FINANCIAL BANK AND TRUST COMPANY  
9901 S. Western Ave.  
Chicago, Illinois 60643  
(312) 778-8000

Prepared By: KROPIK, PAPUGA & SHAW  
120 South LaSalle Street  
Chicago, Illinois 60603



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