

T.O. # 10507

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Cook County Recorder

33.00

DEED IN TRUST

THIS INDENTURE DATED THE 30TH DAY OF DECEMBER, 1997, WITNESSETH that the Grantor, BCGS, L.L.C., 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, for and in consideration of Ten and No/100 Dollars, in hand paid, CONVEYS and WARRANTS to COLE TAYLOR BANK, as Trustee under Trust Agreement dated March 23, 1988 and known as Trust Number 4852 (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 in the County of Cook and State of Illinois, to wit:

Lot 32 in Block 5 in Ullman's Subdivision, in the South East 1/4 of the South West 1/4 of Section 33, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No.: 13-33-323-009  
Commonly known as: 1633 North Long, Chicago, IL 60639

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 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 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 or 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 changes 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 consideration 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 the 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

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 CO. REC. 81  
 FEB-6'98  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 54.50

3 0 2 0 4 5  
 Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 FEB-6'98  
 P.O. 11427  
 27.25

\* 0 6 4 0 6 9 \*  
 CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 FEB-6'98  
 P.O. 11187  
 408.75

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 hereof 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 grantor hereby expressly waives and releases 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 a/or said has hereunto has caused its name to be signed to these presents by JACK J. MENDHEIM as Attorney in Fact for BCGS, L.L.C., the day and year first above written.

Signature: [Signature]  
JACK J. MENDHEIM, Servicing Officer for Security National Servicing Corporation, as Attorney in Fact for BCGS, L.L.C., as evidenced by Limited Power of Attorney dated September 25, 1997 and attached hereto as "Exhibit A"

State of Louisiana ) SS  
Parish of East Baton Rouge )

I, the undersigned, a Notary Public in and for said Parish and State aforesaid, DO HEREBY CERTIFY that JACK J. MENDHEIM, who is personally known to me to be the same person who executed the within instrument "as the Attorney in Fact" of BCGS, L.L.C. as evidenced by Limited Power of Attorney dated September 25, 1997 and attached hereto as "Exhibit A", appeared before me this date and delivered the said instrument, as the Attorney in Fact, as the free and voluntary act of himself, and of said BCGS, L.L.C., his said principals for the uses and purposes in said instrument set forth.

Given under my hand and notarial seal this 30 day of December, 1997.

Commission Expires At Death

[Signature]  
Notary Public

This instrument prepared by John O'Donnell, Attorney at Law, 8400 W. 159th St., Orland Park, IL 60462

MAIL TO:  
Eric Kruschka  
3 S. Prospect St. 206  
Park Ridge, IL 60068

SEND TAX BILLS TO:  
Michael O'Malley  
1633 North Long  
Chicago, IL 60639

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BCGS, L.L.C., a limited liability company formed and existing under the laws of the state of Delaware ("BCGS"), having an office for the conduct of business at c/o BlackRock Capital Finance L.P., 345 Park Avenue, New York, New York 10154, is the owner of certain mortgage loans (the "Mortgage Loans") and/or real properties (the "REO Properties"; the Mortgage Loans and REO Properties, collectively, the "Assets").

BCGS and Security National Servicing Corporation, a corporation organized and existing under the laws of the state of Alaska, having an office for the conduct of business at 11911 Justice Ave., Baton Rouge, Louisiana 70816-9497 ("Servicer"), have entered into a Servicing Agreement dated as of May 31, 1996 with respect to the Assets.

BCGS desires to designate Servicer as attorney-in-fact to execute certain documents for the limited purpose of facilitating the management of the Assets. Accordingly, BCGS hereby constitutes and appoints Servicer its true and lawful attorney-in-fact, and in its name, place and stead and for its use and benefit, to execute, endorse and acknowledge all documents customarily and reasonably necessary and appropriate for (i) the appointment of a successor or substitute trustee(s) to serve under a deed of trust with respect to a Mortgage Loan for any reason in accordance with state law and the applicable deed of trust, (ii) the partial release, modification, discharge, extension, subordination, foreclosure, liquidation, satisfaction or full release of a mortgage, deed of trust or deed to secure debt with respect to a Mortgage Loan (a "Mortgage"), (iii) the conveyance of property acquired through foreclosure sale (or deed-in-lieu of foreclosure) including endorsement of the related note (the "Mortgage Note"), the conveyance of property pursuant to a default and exercise of a power in a Mortgage, and (iv) the sale, conveyance or assignment of a Mortgage and the related Mortgage Note to the U.S. Secretary of Housing and Urban Development or the sale, conveyance or assignment of a Mortgage and the related Mortgage Note to an insurance company pursuant to a right of assignment in the insurance contract.

For greater certainty, BCGS hereby grants to Servicer the authority, subject to the limitations set forth herein, to execute the following documents in connection with the Assets:

- 1) Demand Letters
- 2) Acceleration Notices
- 3) Summonses
- 4) Complaints
- 5) Affidavits
- 6) Lis Pendens
- 7) Deficiency Notices
- 8) Notices to Cure
- 9) Motions to Evict
- 10) Surrender Agreements
- 11) Settlement Stipulations
- 12) Notices to Quit
- 13) Verified Pleadings & Petitions
- 14) Rent Demands
- 15) Notices of Pendency
- 16) Notices of Sale

"EXHIBIT A"

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- 17) Stipulations of Discontinuances
- 18) Listing Agreements
- 19) Contracts of Sale
- 20) Smoke Detector Affidavits
- 21) Mortgage Satisfactions
- 22) 1099S - Tax Reporting
- 23) FIRPTA - Foreign Investment Real Property Tax Act
- 24) Extension and Modification Agreements
- 25) Substitution of Trustee

BCGS gives to said attorney-in-fact full power and authority to execute such documents as if the undersigned were personally present, thereby ratifying and confirming all the said attorney-in-fact shall lawfully do or cause to be done by authority hereof.

In order to exercise the authority granted to the attorney-in-fact under the provisions of this Limited Power of Attorney, the undersigned do hereby acknowledge that any of the following officers of Servicer (each, a "Servicing Officer") may act, either individually, jointly, or in any combination thereof, in their capacities as Servicing Officers, on behalf of BCGS as attorney-in-fact for the undersigned:

Name

Robin P. Arkey II.

Jack J. Mendheim

Sean McGinnis

This Limited Power of Attorney shall be effective as of the execution date set forth below and shall continue in full force and effect until the earlier of (i) October 1, 1998, and (ii) the liquidation of all of the Assets, the receipt of all payments in respect thereof and the distribution of all cash proceeds in accordance with the provisions of the Servicing Agreement (the "Termination Date"). This Limited Power of Attorney (i) shall also terminate as to any of the above-named Servicing Officers effective upon any termination of such Servicing Officer's employment and (ii) may also be terminated in writing, in whole or in part, by the execution and delivery of an Instrument revoking the authority granted hereby (the "Revocation").

Any third party may rely upon this Limited Power of Attorney as evidence of an attorney-in-fact's authority to continue to exercise the powers granted herein and that all conditions precedent to such exercise have been satisfied until the Termination Date, unless a Revocation has been recorded in the public records of the country where the subject mortgaged property or REO Property is located, or unless such third party has actual notice of the Revocation.

In witness whereof, BCGS has caused this Limited Power of Attorney to be signed in its name by the undersigned Assistant Vice President of MTGLQ, Inc., the general partner of MTGLQ Investors, L.P., a member of BCGS this 25 day of September, 1997

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BCGS L.L.C.

By: MTGLQ Investors, L.P.,  
a member

By: MTGLQ, Inc., its  
general partner

By: Barbara Sozelek  
Name: Barbara Sozelek  
Title: Vice-President

STATE OF NEW YORK, COUNTY OF KINGS

On this 25 day of Sept, 1997, personally appeared before me Barbara Sozelek  
me known who by me duly sworn did depose and say that he is an Assistant Vice President  
of MTGLQ, Inc., the general partner of MTGLQ Investors, L.P., a member of BCGS L.L.C.,  
and that he executed the foregoing instrument.

Liam M. Eppolito

Notary Public

Name:

My commission expires:

(Notarial Seal)

LIAM M. EPPOLITO  
Notary Public, State of New York  
No. 212-P5040309  
Qualified in Kings County  
Commission Expires March 20, 1999

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MAP SYSTEM

CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number  
 If you do not have enough room for your full name, just your last name will be adequate  
 Property index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

13 - 33 - 323 - 009 - [ ][ ][ ]

NAME

M I C H A E L O M A L L E Y [ ][ ][ ][ ][ ][ ][ ][ ][ ]

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

1633 NORTH LONG [ ][ ][ ][ ][ ][ ][ ][ ][ ]

CITY

C H I C A G O [ ][ ][ ][ ][ ][ ][ ][ ][ ]

STATE:

I L

ZIP:

60639 - [ ][ ][ ][ ]

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

1633 NORTH LONG [ ][ ][ ][ ][ ][ ][ ][ ][ ]

CITY

C H I C A G O [ ][ ][ ][ ][ ][ ][ ][ ][ ]

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