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Warranty Deed in Trust

CTI 7913006 2 181

WITNESS: that the Grantor
CLOCKTOWER
DEVELOPMENT, L.L.C., a
limited liability company
created and existing under and
by virtue of the laws of the State
of Illinois and duly authorized to
transact business in the State of
Illinois, for and in consideration
of the sum of ten and 00/100
dollars, in hand paid, and
pursuant to authority given by
the Members of said company,



CONVEYS and WARRANTS to Bruce J. Adreani, Trustee of the Sigma Trust Agreement dated December 23, 1997, in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

UNIT 309 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CLOCKTOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 09157186, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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AD

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-59 AND P-62 AND STORAGE SPACE NUMBER S-56 AND S-60 AND S-61 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 09157186, AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

08-12-101-021 0000 2 002

BOX 333-CTI

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COOK COUNTY
JUL 13 '01
DEPT OF REVENUE
PB. 10608
12400

342032
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 10 '01
P.B. 11627
62.00

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Property of Cook County Clerk's Office

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THIS DEED IS ALSO SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; THE ILLINOIS CONDOMINIUM PROPERTY ACT; THE CONDOMINIUM DECLARATION; DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT FOR CLOCK TOWER PLACE RESUBDIVISION; COVENANTS, CONDITIONS AND RESTRICTIONS AND BUILDING LINES THEN OF RECORD; EASEMENTS EXISTING OR OF RECORD; AND SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND DRAINAGE DISTRICT OR OTHER ASSESSMENTS OR INSTALLMENTS THEREOF, NOT DUE AS OF THE CLOSING DATE.

10 S. WILKIE ST. MT. Pleasant.

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 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 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 and 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 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 in 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

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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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 3rd day of July, 2001.

CLOCKTOWER DEVELOPMENT, L.L.C.

By: **Norwood Builders, Inc., its Manager**

By: *Susan J. Smith*
Vice-President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

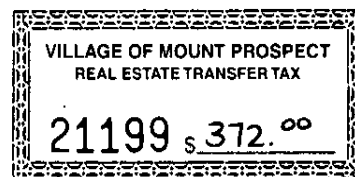
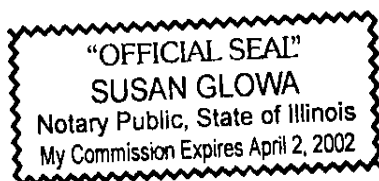
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Vice-President of Norwood Builders, Inc., the Manager in Clocktower Development, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of Clocktower Development, L.L.C., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3rd day of July, 2001.

Susan Glowa
Notary Public

NOTARIAL SEAL

VILLAGE OF MT. PROSPECT
TRANSFER STAMP



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