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**WARRANTY DEED  
IN TRUST**

THIS INDENTURE WITNESSETH, That the Grantor, Dickens Central Properties, Inc., an Illinois corporation



Doc#: 0424635005  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/02/2004 07:19 AM Pg: 1 of 3

8238498-DA-TMS (wfa)

of the County of Cook and State of Illinois For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the sixth day of April, the following described real estate in the County of COOK and State of Illinois, to-wit:

Reserved for Recorder's Office

SEE RIDER "A" ATTACHED HERETO

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 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 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 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

Box 400-CTCC

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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.

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, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, this day, AUGUST 26, 2004. Dickens Central Properties, Inc. (Name of Corporation)

By Robert E. Birkmeyer  
Robert E. Birkmeyer, President  
Attest: John W. Chaveriat  
John W. Chaveriat, Secretary

This instrument was prepared by John W. Chaveriat, 77 W. Washington, Chicago, IL 60602  
(Name and Address)

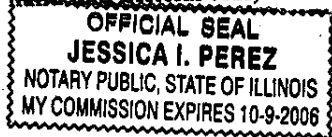
SEND TAX BILLS TO:

ADVANCED HOME  
3046 W. ARMITAGE  
CHICAGO, IL 60647

STATE OF ILLINOIS  
COUNTY OF COOK } ss.

I, JESSICA I. PEREZ a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT E. BIRKMEYER personally known to me to be the \_\_\_\_\_ President of DICKENS CENTRAL PROPERTIES, INC. a \_\_\_\_\_ corporation, and JOHN W. CHAVERIAT, personally known to me to be the \_\_\_\_\_ 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 \_\_\_\_\_ President and \_\_\_\_\_ Secretary, 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 26th day of AUGUST 2004



Jessica I. Perez  
Notary Public  
Commission expires \_\_\_\_\_

ADDRESS: 1811 N. WHIPPLE - CHICAGO

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY  
171 N. CLARK STREET ML04LT  
CHICAGO, IL 60601-3294

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RIDER "A"

LOT 29 IN BLOCK 4 IN ALVA'S TROWBRIDGE AND OTHERS OF THE EAST 19 ACRES OF THE WEST 38 ACRES OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1811 N. WHIPPLE CHICAGO, ILL.

PIN: 13-36-311-017

Property of Cook County Clerk's Office

<p>STATE TAX</p> <p><b>STATE OF ILLINOIS</b></p>  <p>AUG. 31.04</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0000001079</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>0015250</p> <p>FP 103024</p>	<p>CITY TAX</p> <p><b>CITY OF CHICAGO</b></p>  <p>AUG. 31.04</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000000672</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>0114375</p> <p>FP 103023</p>
<p>COUNTY TAX</p> <p><b>COOK COUNTY</b></p>  <p>AUG. 31.04</p> <p>REAL ESTATE TRANSACTION TAX</p> <p>REVENUE STAMP</p>	<p># 0000001099</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>0007625</p> <p>FP 103022</p>		