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Doc#: 0534834019 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/14/2005 10:52 AM Pg: 1 of 6

8267921 D2 DG 1 OF 5 AM

SPACE ABOVE THIS LINE FOR RECORDER

DEED IN TRUST

THIS INDENTURE, made this 1st day of December, 2005, between LYNETTE M. KRUSEMARK of the City of Frankfort, County of Will, State of Illinois, as Independent Executor of the Last Will and Testament of ALBERT H. KRUSEMARK, III, deceased, late of the City of Frankfort, County of Will, State of Illinois, GRANTOR, and HINSBROOK BANK AND TRUST, as Trustee of Trust Number 05-045 under Trust Agreement dated December 1, 2005, GRANTEE;

WITNESSETH, that whereas said deceased made and executed a Last Will and Testament dated the 13th day of May, 2005, duly admitted to probate in the Circuit Court of Will County in the State of Illinois, whereby among other things he consulted and appointed said GRANTOR Independent Executor of said Last Will and Testament, and did thereby, among other things, authorize and empower said Executor to sell and convey the real estate hereinafter described;

AND WHEREAS, on the 12th day of October, 2005, Letters Testamentary duly issued out of said Circuit Court to said GRANTOR, which said letters are still in full force and effect.

NOW, THEREFORE, said Independent Executor, by virtue of the power and authority given to said Independent Executor in and by said Last Will and Testament, and for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said GRANTEE, the receipt of which is hereby acknowledged, does hereby GRANT, SELL, and CONVEY unto said GRANTEE as to an undivided 1/2 interest in and to the following described real estate, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER, with all and singular, the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said deceased had at the time of his death or which said GRANTOR now has, in and to the said premises; TO HAVE AND TO HOLD the said premises with the

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appurtenances thereunto upon the trusts and for the uses and purposes herein and in such 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 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 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 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 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

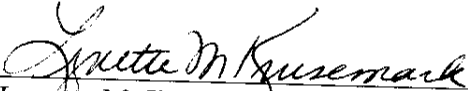
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real estate, and such interest is hereby declared to be personal property , and no beneficiary hereunder shall have title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds 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.

The property described herein and conveyed hereby is not homestead property pursuant to the laws of the State of Illinois.

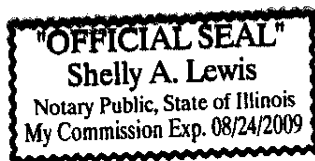
IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 1ST day of December, 2005.

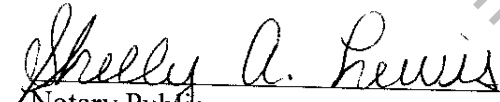

Lynette M. Krusemark,
as Independent Executor Aforesaid

STATE OF ILLINOIS)
)
COUNTY OF WILL)

I, THE UNDERSIGNED, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Lynette M. Krusemark, as Independent Executor aforesaid, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND and Notarial Seal this 1ST day of December 2005.




Notary Public

SEND TAX BILL TO:

Bannockburn Stonegate Development LLC
c/o John Theodosakis
1954 First Street #101
Highland Park, Illinois 60035

AFTER RECORDING, RETURN TO:


Harold S. Dembo
Weinberg Richmond LLP
333 West Wacker Drive
Chicago, Illinois 60606

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PREPARED BY:

Patrick T. Fitzgerald
Meyer Capel, A Professional Corporation
306 West Church Street
P.O. Box 6750
Champaign, IL 61826-6750
Telephone: (217) 352-1800

Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 DEC. 13.05	0233950
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103024

0000004317

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 DEC. 13.05	0116975
	REVENUE STAMP	FP 103022

0000002303

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Exhibit A

PARCEL 1:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF CONDEMNED FOR HIGHWAY PURPOSES IN CASE NO. 67L4821) DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 19; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4 TO A POINT IN THE NORTH LINE OF SAID OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE TO A POINT DISTANT 117.44 FEET NORTH OF SAID SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTHEASTERLY, A DISTANCE OF 49.49 FEET TO A POINT, DISTANT 105.00 FEET EAST OF SAID WEST LINE AND 82.33 FEET NORTH OF SAID SOUTH LINE; THENCE EAST, A DISTANCE OF 1204.20 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 78.45 FEET NORTH OF SAID SOUTH LINE; THENCE SOUTH ALONG SAID EAST LINE OF SAID WEST 1/2, A DISTANCE OF 78.45 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

P.I.N. NO.: PART OF 31-19-100-006-0000

MORE COMMONLY KNOWN AS: PART OF 7180 LINCOLN HIGHWAY
MATTESON, ILLINOIS

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
 COUNTY OF WILL)

Lynette M. Krusemark, being duly sworn on oath, state(s) that the Affiant reside(s) at 1000 South Butternut Circle, Frankfor, Illinois 60423, and that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel).
- 2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein or use as right of way for railroads or other public utility facilities, which does not involve any new streets or assessments of access.
- 6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on July 17, 1959, into no more than 2 parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

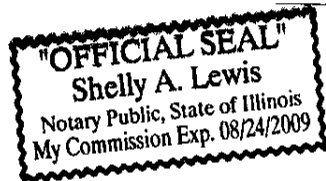
AFFIANT(S) further state(s) that they make this affidavit for the purposes of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.

AFFIANT(S) further state(s) that to the best of his/her knowledge and belief, the attached deed does not violate the Subdivision Ordinance of any municipality.

ESTATE OF ALBERT H. KRUSEMARK, III

By: *Lynette M. Krusemark*
 Lynette M. Krusemark,
 Its Independent Executor

SUBSCRIBED and SWORN to before me this 1ST day of December, 2005.



Shelly A. Lewis
 Notary Public