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TRUSTEES' DEED IN TRUST



Doc#: 0608235126 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2006 08:09 AM Pg: 1 of 5

After Recording Mail To:

WOLfe & Polodin
180 N. HASALLE St
Suite 2420
Chicago, IL 60601

Name and Address of Taxpayer:

Lincoln Winona LLC
c/o HUNTER PROPERTIES
2057 W. Addison St
Chicago, IL 60618

This INDENTURE, made this February 15, 2006 between ALBANY BANK & TRUST COMPANY N.A., an association under the laws of the United States of America, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a Trust Agreement dated August 7, 1998 and known as Trust Number, 11-5443, Party of the First Part, and, Albany Bank And Trust Company as Trustee u/t/a dated January 26, 2006 and known as Trust No 11-6101, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable consideration in hand paid, does hereby convey and quit claim unto Party of the Second Part, the following described real estate, situated in Cook County, Illinois, to wit:

See attached legal description Exhibit 'A'

Property Address: 5118-22 N. Lincoln Avenue, Chicago, IL 60625
PIN#: 13-12-402-073-0000

~~NOT YET DUE AND PAYABLE~~

This conveyance is made pursuant to direction and with authority to convey directly to the Trust Grantee named herein. The powers and authority conferred upon said Trust Grantee are recited within this document hereof and incorporated herein by reference.

This deed is executed by the Party of the First Part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to ~~the liens of all mortgages and/or mortgages upon said real estate, if any, recorded in said county; all unpaid general taxes and special assessments and other liens and claims of any kind, pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.~~

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 parts, 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,

WA 8/22/2006 Z Afforded

5LC


BOX 334 CTI

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COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 28. 06


REVENUE STAMP

000020114

REAL ESTATE TRANSFER TAX
00543.75
FP 103034

CITY TAX

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



FEB. 28. 06

000006978

REAL ESTATE TRANSFER TAX
08156.25
FP 103033

BOX 337 C11

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not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon ant 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 owing the same to deal with the same, whether similar to or difference 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 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 trust, 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, power, authorities, duties and obligations of its, his or there 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, 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 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 Trust Officer and attested to by its Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A.
as trustee aforesaid,

By: [Signature] Trust Officer
Attest: [Signature] Vice President

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX	FEB. 28. 06	
		1087.50
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103032

0000023075

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 the above named Trust Officer and the above named Vice President 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

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Given under my hand and notarial seal this February 9, 2006

Joan L. Montanez

Notary Public



Illinois Transfer Stamp
Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

Buyer, Seller, or Representative

PREPARED BY: Brenda Helms, General Counsel and Trust Officer, Albany Bank & Trust Company N. A.,
3400 W. Lawrence Ave., Chicago, IL 60625-5188 - 773.267.7300, Ext. 427, Fax 773.267.9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S ATTORNEY OR AGENT.**

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 1 AND 2 IN LEESLEY'S LINCOLN AVENUE SUBDIVISION OF LOT 9 IN BOWMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOT 12, AND THE EAST 40 FEET OF LOT 13 IN THE SUBDIVISION OF THE NORTH QUARTER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, IN COOK COUNTY, ILLINOIS.

PIN: 13-12-402-073-0000

PROPERTY ADDRESS: 5118-22 N. Lincoln Avenue, Chicago, Illinois

Property of Cook County Clerk's Office