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This instrument was prepared by:

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40 Skokie Boulevard, Suite 630
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Doc#: 0611535464 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2006 01:10 PM Pg: 1 of 5

and after recording should be mailed to:

Robert J. Ralis
Law Offices of Robert J. Ralis, P.C.
561 W. Diversey Parkway
Suite 200
Chicago, Illinois 60614-1682

(THE ABOVE SPACE RESERVED FOR RECORDING DATA)

SPECIAL WARRANTY DEED IN TRUST

The Grantor, **WINDY CITY PROPERTIES, INC.**, an Illinois corporation, of Cicero, Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration paid, conveys and warrants to **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, **AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 2006 AND KNOWN AS TRUST NUMBER 8002346316**, 181 West Madison Street, Suite 1700, Chicago, Illinois 60602 the following described real estate situated in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION RIDER

PERMANENT INDEX NUMBERS: 16-15-324-005, 16-15-324-007 AND 16-15-324-009

PROPERTY ADDRESSES: 4549 W. Roosevelt Road, 1134 S. Kolmar and 4553 W. Fillmore Street, Chicago, Illinois 60624

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trust, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

The Grantor covenants with the Grantee that it has not done or suffered to be done anything whereby the real estate is or may be in any manner encumbered or charged, except as set forth in this deed, and that the Grantor will defend the real estate against the lawful claims of all persons claiming by, through or under it, but not otherwise.

THIS WARRANTY DEED IS SUBJECT TO: general real estate taxes not due and payable at the date hereof; outstanding leases; covenants, conditions, restrictions of record, building lines and easements, if any.

In witness whereof, the grantor has caused its name to be signed to this instrument by its President, and attested by its Secretary, on April 17, 2006.

WINDY CITY PROPERTIES, INC.,
an Illinois corporation,

Attest:

BY:


TERRENCE L. PALMER, its President

ALLEN I. KUTCHINS, its Secretary

BOX 333-CT


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Property of Cook County Clerk's Office

STATE OF ILLINOIS

 APR. 24. 06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000022715

REAL ESTATE TRANSFER TAX
00466.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 APR. 24. 06
 REAL ESTATE TRANSFER TAX
 REVENUE STAMP

0000022812

REAL ESTATE TRANSFER TAX
00233.00
FP 103034

CITY OF CHICAGO
 CITY TAX

 APR. 24. 06
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000007896

REAL ESTATE TRANSFER TAX
03495.00
FP 103033

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TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency or 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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LEGAL DESCRIPTION RIDER

PARCEL 1: THAT PART OF THE NORTH 298.00 FEET OF BLOCK 7 OF D.S. PLACE'S THIRD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILROAD COMPANY, (EXCEPT THE WEST 33 FEET THEREOF), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 7, SAID POINT BEING 298.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK 7; THENCE WEST ALONG A LINE, 298.00 FEET SOUTH OF AND PARALLELL WITH THE NORTH LINE OF BLOCK 7, A DISTANCE OF 104.88 FEET; THENCE NORTH ALONG A LINE, 104.88 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 7, A DISTANCE OF 148.68 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 72.35 FEET TO A POINT 100.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 7, AND 51.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 7; THENCE EAST ALONG A LINE, 100.00 FEET SOUTH OF AND PARALLELL WITH THE NORTH LINE OF SAID BLOCK 7, A DISTANCE OF 51.00 FEET TO THE EAST LINE OF SAID BLOCK 7; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 7, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-15-324-005

Property Address: 4553 W. Fillmore Street, Chicago, Illinois 60624

PARCEL 2: BLOCK 7 (EXCEPT THE NORTH 398 FEET AND EXCEPT THE WEST 30 FEET OF THE SOUTH 516.21 FEET OF SAID BLOCK) IN D.S. PLACE'S THIRD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILROAD COMPANY, (EXCEPT THE WEST 33 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-15-324-007

Property Address: 1134 South Kolmar Avenue, Chicago, Illinois 60624

PARCEL 3: THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BLOCK 7 (EXCEPT THE NORTH 298 FEET AND EXCEPT THE WEST 30 FEET OF THE SOUTH 516.21 FEET OF SAID BLOCK) IN D.S. PLACE'S THIRD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILROAD COMPANY, (EXCEPT THE WEST 33 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-15-324-009

Property Address: 4549 W. Roosevelt Road, Chicago, Illinois 60624