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North Star Trust Company

WARRANTY

DEED IN TRUST

07-00154



Doc#: 0703326009 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/02/2007 09:24 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH, that the Grantor, JAMES C. BOOKER AND BERNADINE BOOKER, HUSBAND AND WIFE, of the County of COOK and the State

of ILLINOIS, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrants(s) unto **North Star Trust Company**, a corporation duly organized and

existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 25TH day of MAY, 2006 and known as Trust Number 06-9751, the following described real estate in the County of COOK and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART OF THIS DOCUMENT.

GRANTEE'S ADDRESS: 2428 S. 9TH AVENUE, BROADVIEW, ILLINOIS 60155

Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.

P.I.N. 15-22-223-018

MAY 25, 2006
Date

JAMES C. BOOKER & BERNADINE BOOKER
Grantor or Representative

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 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.

PREMIER TITLE

449
See Reverse

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In no case shall any party dealing with said Trustee, or any successor in trust, in relations 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 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 compiled with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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, the grantor(s) aforesaid has hereunto set the hand(s) and seal(s) this 27th day of December, 2006.

James C. Booker (SEAL) _____ (SEAL)
 JAMES C. BOOKER

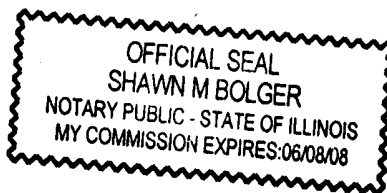
Bernadine Booker (SEAL) _____ (SEAL)
 BERNADINE BOOKER

I, Shawn Bolger Notary Public in and for said County, in the state of Ill aforesaid do hereby certify that James C. Booker & Bernadine Booker personally known to me to be the same person(s) 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, including the release and waiver of the right of homestead.

STATE OF Ill
 COUNTY OF Cook

SS.

Given under my hand and notarial seal this 27th day of Dec, 2006.



Shawn Bolger
 Notary Public

Mail To:

NORTHSTAR TRUST COMPANY
 LAND TRUST DEPARTMENT
 500 W. MADISON STREET, SUITE 3630
 CHICAGO, IL 60661

Address of Property: MAIL TAX BILLS:

2428 S. 9TH AVENUE
 BROADVIEW, ILLINOIS 60155
 This instrument was prepared by:
 SHAWN M. BOLGER, LTD.
 ATTORNEY AT LAW
 10009 W. GRAND AVENUE, SUITE 205
 FRANKLIN PARK, ILLINOIS 60131
 847-455-3883

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THE SOUTH 50 FEET OF THE NORTH 100 FEET OF LOT 144 IN BROADVIEW,
A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS. PIN #15-22-223-018

Parcel ID Number: 15-22-223-018
2428 S 9TH AVENUE
BROADVIEW

which currently has the address of
[Street]
[City], Illinois 60155 [Zip Code]

("Property Address"):

Exempt under provisions of Paragraph E Section 45
Real Estate Transfer Tax Act.

1/19/07
Date

[Signature]
Buyer or Representative

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

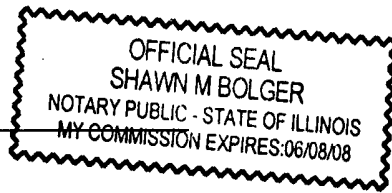
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/27/06

Signature Bernadine Booker
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantor
THIS 27th DAY OF December,
2006.

NOTARY PUBLIC [Signature]



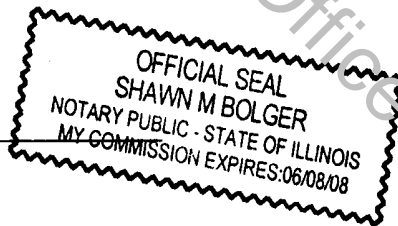
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/27/06

Signature Bernadine Booker
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantee
THIS 27th DAY OF December,
2006.

NOTARY PUBLIC [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]