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WARRANTY DEED IN TRUST



Doc#: 0936418011 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2009 10:22 AM Pg: 1 of 4

The Grantor, CRISTINA BORRACCINI, an unmarried woman, of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, convey and warrant unto CAROLYN

ROBERTA HERON-BORRACCINI, not individually but as trustee under the Cristina Borraccini Irrevocable Trust dated the 8th day of July, 2009 (hereinafter referred to as "said trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, all the right, title and interest of the Grantor to and in the real estate located in Cook County, Illinois described as follows:

(The above space for Recorder's use only)

Lot 2 in Museum Park Subdivision, being a resubdivision of Lots 1 to 4, inclusive, in Conor's Subdivision, being a subdivision of part of fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Together with the rights and easements for the benefit of said property set forth in the Declaration of Condominium

Permanent Property Index No.: 17-22-110-031-0000 (affects this and other property)

Address: 215 East 13th Street (Private), Chicago, Illinois

EXEMPT UNDER PROVISIONS OF
PARAGRAPH e, SECTION 45
REAL ESTATE TRANSFER TAX ACT

Buyer, Seller, Representative

TO HAVE AND TO HOLD the said property upon the trusts and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide 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 property 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

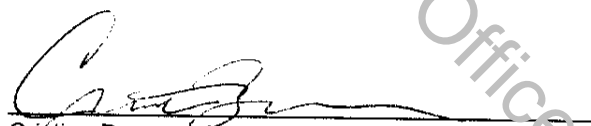
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amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion 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 property 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 property, or to whom said property 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 property, 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 instruments, (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 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 said grantor hereby expressly waives and releases any right or benefit pursuant to any statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

Signed and sealed this 8th day of July, 2009.



 Cristina Borraccini

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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 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 title to real estate under the laws of the State of Illinois.

Dated: December 29, 2009

Signature: *Lisa C. Padgett*
Grantor or Agent

Subscribed and sworn to
before me this 29 day
of December, 2009.

Laurie A. Miller
Notary Public



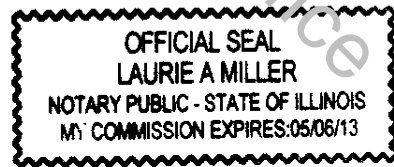
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: December 29, 2009

Signature: *Lisa C. Padgett*
Grantee or Agent

Subscribed and sworn to
before me this 29 day
of December, 2009.

Laurie A. Miller
Notary Public



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.]