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Doc#: 1020111057 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/20/2010 10:23 AM Pg: 1 of 3

DEED IN TRUST (ILLINOIS)

THE GRANTOR(S),

PORTAGE AVENUE LOT #3, LLC, an Illinois limited liability company existing under the laws of the State of Illinois, of the County of Cook and the State of Illinois, for and in consideration of Ten and No/100ths (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM unto

BARBARA E. MCLENNAN
% 25 N. Northwest Hwy.
Park Ridge, IL 60065

SPACE FOR RECORDER'S USE ONLY

as Trustee under the provisions of a Trust Agreement dated February 24, 1989 and known as the Barbara E. McLennon Declaration of Trust dated February 24, 1989, (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, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 in Benedictine Waters First Resubdivision of Lot 15 in Benedictine Waters Subdivision of part of the East Half of the West Half and part of the West Half of the East Half of the Northeast Quarter of Section 22, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded August 19, 1998 as Document 98734181, in Cook County, Illinois.

Subject to: General Real Estate Taxes for 2009 and subsequent years; building, building line and use or occupancy restrictions; covenants, conditions, zoning laws and ordinances; visible private and public roads and highways and easements therefore; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe and other conduit;

Permanent Real Estate Index Number(s): 03-22-202-037
Address(es) of real estate: 205 E. Kenilworth, Prospect Hts., Illinois 60070

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 are hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 successor 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 98 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 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 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


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Property of Cook County Clerk's Office

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
 JUL.-7.10	# 4200000000000000	00150.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103032

COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX
COUNTY TAX  JUL.-7.10 REVENUE STAMP	# 0000003030	00075.00
		FP 103034

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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 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 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 in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases 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 has hereunto set its hand and seal this 25 th day of June, 2010.

Portage Avenue Lot #3, LLC

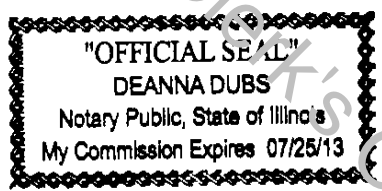
(SEAL) BY: *Earl Goldman* (SEAL)
Earl Goldman, Manager

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EARL GOLDMAN, 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 he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS 25 DAY OF JUNE, 2010.

Deanna Dubs
NOTARY PUBLIC



This instrument was prepared by:
ADAM J. POTERACKI
% DiMonte & Lizak LLC
216 Higgins Rd.
Park Ridge, IL 60068

MAIL TO:
BEN STEINER
650 Dundee Rd., 4th fl
Northbrook, IL 60062

SEND SUBSEQUENT BILLS TO:
BARBARA E. MCLENNAN
% 25 N. Northwest Hwy.
Park Ridge, IL 60068