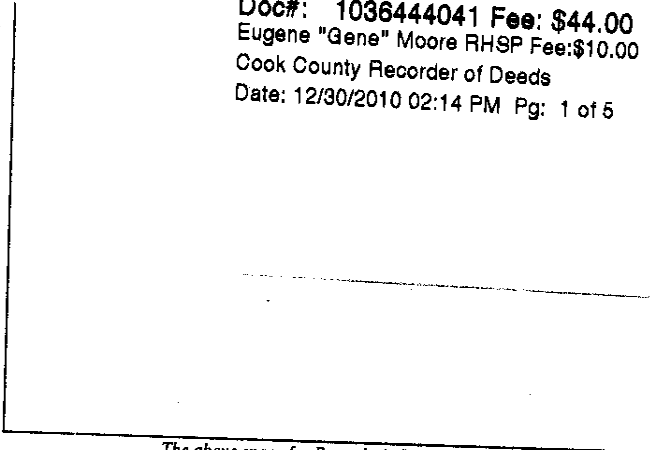




Doc#: 1036444041 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/30/2010 02:14 PM Pg: 1 of 5

PREPARED BY AND AFTER RECORDING
RETURN TO:

Courtney E. Mayster
MUCH SHELIST
191 North Wacker Drive
Suite 1800
Chicago, Illinois 60606.1615



The above space for Recorder's Use Only

WARRANTY DEED

THIS WARRANTY DEED is made as of the 28th day of December, 2010, by EVELYN ALLEN, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 14TH DAY OF APRIL, 2000, AND KNOWN AS THE ROBERT SAMUEL ALLEN TRUST (the "Grantor"), having an address of 1039 Ashland Avenue, River Forest, Illinois 60305, to PB IL OREO, LLC, an Illinois limited liability company (the "Grantee") having an address of 120 South LaSalle Street, Chicago, Illinois 60603.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate, more particularly described on Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject, however, to the matters set forth in Exhibit "B" attached hereto and made a part hereof.

Execution, delivery and acceptance of this Warranty Deed shall not be construed to create or effectuate a merger of the mortgage lien held by The PrivateBank and Trust Company with the interest conveyed under this Warranty Deed. The PrivateBank and Trust Company, its successors and assigns shall retain and reserve the right to foreclose the lien of The PrivateBank and Trust Company's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Warranty Deed.

Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.

[Handwritten signature]
[Remainder of Page Intentionally Left Blank—Signature Page Follows]

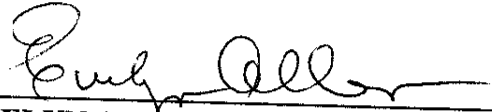


DEC. 30. 10

# 00000000054	REAL ESTATE TRANSFER TAX
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	FP102801

UNOFFICIAL COPY

GRANTOR:



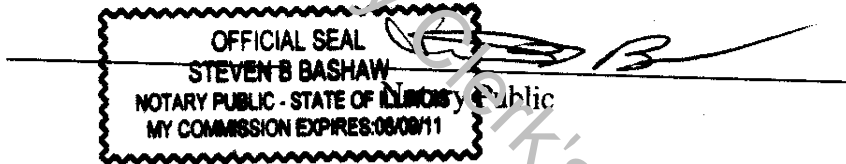
EVELYN ALLEN, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 14TH DAY OF APRIL, 2000, AND KNOWN AS THE ROBERT SAMUEL ALLEN TRUST

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Steven B. Bashaw, a notary public in and for the County and State aforesaid, do hereby certify that **EVELYN ALLEN, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 14TH DAY OF APRIL, 2000, AND KNOWN AS THE ROBERT SAMUEL ALLEN TRUST**, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28th day of December, 2010.

My Commission expires:



SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:

PB IL OREO, LLC
120 South LaSalle Street
Chicago, IL 60603
Attn: Ed Corbett

UNOFFICIAL COPY

EXHIBIT "A" TO WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

UNIT 404 AS DELINEATED IN SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE EAST 60.0 FEET OF THE SOUTH 273.50 FEET OF THE WEST 1/2 OF LOT 15 (EXCEPT THAT PART TAKEN FOR STREET AND EXCEPT THE NORTH 30.0 FEET THEREOF) IN KETTLESTRINGS SUBDIVISION OF LAND IN THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 22, 1965 AND KNOWN AS TRUST NO. 7102, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24264929 TOGETHER WITH AN UNDIVIDED 4.227 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PIN: 16-07-128-032-1021

ADDRESS: 938 NORTH BOULEVARD, UNIT 404, OAK PARK, ILLINOIS 60301

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EXHIBIT "B" TO WARRANTY DEED

The exceptions to title set forth on Schedule B of Chicago Title Insurance Company commitment dated December 1, 2010 as commitment number 008494348.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

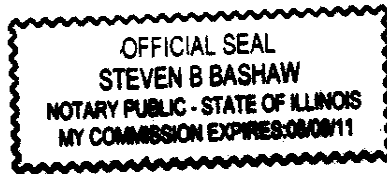
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 28, 2010

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 28th day of December, 2010.

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: 12-28, 2010

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 28th day of December, 2010

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 the provisions of Section 200/31-45 of the Illinois Real Estate Transfer Tax Act.)