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PREPARED BY AND AFTER RECORDING
RETURN TO:

Joel E. Resnick
MUCH SHELIST
191 North Wacker Drive
Suite 1800
Chicago, Illinois 60606.1615

Doc#: 1036422013 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2010 09:03 AM Pg: 1 of 6

The above space for Recorder's Use Only

WARRANTY DEED

THIS WARRANTY DEED is made as of the 28th day of December, 2010, by **ROBERT P. ALLEN** (the "**Grantor**"), having an address of 1307 Ashland Avenue, River Forest, Illinois 60305, to **PE 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 "R" 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] 12/28/10
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EXEMPTION APPROVED
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

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GRANTOR:




Robert P. Allen

**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

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Property of Cook County Clerk's Office

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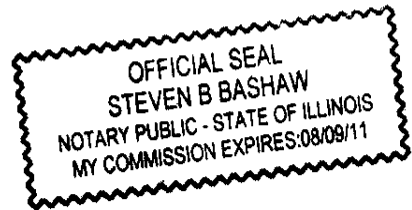
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Steven B Bashaw, a notary public in and for the County and State aforesaid, do hereby certify that ROBERT P. ALLEN, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21st day of December, 2010.

My Commission expires: _____

[Signature]
Notary Public



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DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

[Signature]

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EXHIBIT "A" TO WARRANTY DEED

PARCEL 1:

LOT 11 AND LOT 12 (EXCEPT THE EAST 11 3/4 INCHES) IN BLOCK B IN E.S. CONWAY'S RESUBDIVISION OF RAWSON'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7-9 Park Avenue, River Forest, Illinois
PIN: 15-12-320-035-0000

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EXHIBIT "B" TO WARRANTY DEED

The following described exceptions to title set forth on Schedule B of Chicago Title Insurance Company commitment dated December 1, 2010 as commitment number 008487940: 8, 11, 13, 14, 15, 20 and 21.

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STATEMENT BY GRANTOR AND GRANTEE

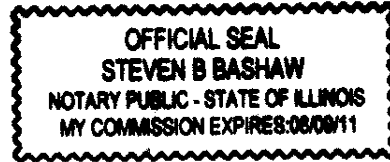
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 20, 2010

Signature: [Signature]
Grantor or Agent

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

Notary Public [Signature]



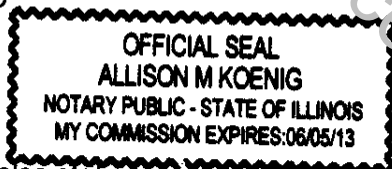
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 12/28/10, 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.)

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST
[Signature]