An affiliate of Marshall & Ilsley Corporation #2(10)54 22

Trust Company

Warranty Deed in Trust

THIS INDENTURE WITNESSETH, that the Grantor(s), Keen Investments, Inc., an Illinois corporation, 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

hereby duly acknowledged, Convey(s) and Warrants(s) unto North Star Trust Company, a

and valuable considerations, receipt of which is

Doc#: 1106941007 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/10/2011 09:32 AM Pg: 1 of 3

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 good day of the state of Illinois, as Trust Number 11-12247, the following described real estate in the County of Cook, and State of Illinois, to vit.

LOT 7 IN POULTON'S SUBDIVISION OF LOT 56 (EXCEPT THE NORTH 13 FEET THEEOF) IN SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5069 W JACKSON FOULEVARD, CHICAGO, IL 60644

GRANTEE'S ADDRESS: 500 W. Madison St. Suite 3150, Chicago, Illinois 60661

P.I.N. 16-16-213-011-0000

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 ther so 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 pert 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.

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## **UNOFFICIAL COF**

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 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.

Witness grantor(s) In Whereof, the aforesaid has hereunto set its hand(s) and seal(s) Coop County this 1st day of March, 2011.

KEEN INVESTMENTS, INC.

STATE OF ILLINOIS)

COUNTY OF COOK )

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DC HEREBYCERTIFY that Edward Enright. personally known to me to be the President of Keen Investments, Inc., a corporation, and 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 as such President, he signed and delivered the said instrument, pursuant to the authority given by the board of directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the use and purposes therein set forth

My Commission Expires:

## OFFICIAL SEAL

Dean Lurie Notary Public. State of Illinois ly Commission Expires Oct. 25, 2012 NOTARY PURLIC

RETURN TO'L SPECIALTY TITLE SERVICE, INC. 1375 REMINGTON RD., SUITE K

SCHAUMBURG II 60173

Mail To₽

5069 West Jackson LLC Attn: Stewart Schoder 5088 West Jackson Boulevand Chicago, 11 60644

Address of Property:

Phone: 847-884-6734 5069 W. Jackson Boulevard Fax: 847-884-7418

Chicago, IL 60644

This instrument was prepared by:

Dean J. Lurie

Stone Pogrund & Korey LLC

1 E Wacker Drive, #2610

Chicago, IL 60601

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## **UNOFFICIAL COPY**

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## **EXHIBIT A**

File No.: 2110154

Property Address: 5069 W JACKSON BOULEVARD, CHICAGO, IL, 60644

LOT 7 IN POULTOIN'S SUBDIVISION OF LOT 56 (EXCEPT THE NORTH 13 FEET THEREOF) IN SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SE4CTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD FRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

