

# UNOFFICIAL COPY

## NORTH STAR

TRUST COMPANY  
an affiliate of Marshall & Ilsley Corporation



Doc#: 1108110060 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/22/2011 01:09 PM Pg: 1 of 3

### Deed In Trust

THIS INDENTURE WITNESSETH, that the Grantor, RDG Fund-3 LLC of 150 North Wacker Drive, STE 650, Chicago, Illinois 60606 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 and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Quit Claim(s) unto North Star Trust Company, a corporation duly organized and existing under the laws of the State of Illinois, of 500 W. Madison St., Suite 3150, Chicago, Illinois 60661, 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 24<sup>th</sup> day of August 2009 and known as Trust Number 09-11855, the following described real estate in the County of Cook and State of Illinois, to wit:

BOX 19

SEE EXHIBIT A

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Permanent Real Estate Index Number(s): 13-07-127-055-0000

**FIDELITY NATIONAL TITLE**

Address(es) of Real Estate: 7125 West Berwyn Avenue, Chicago, IL 60656

Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.

3-17-2011

Date

[Signature]  
Grantor or Representative

11-02514

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 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 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 99 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 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 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.

FIDELITY NATIONAL TITLE


*[Handwritten signature]*

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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 (including the Registrar of Titles of said county) 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.

In Witness Whereof, the grantor(s) aforesaid has hereunto set \_\_\_\_\_ hand(s) and seal(s) this 17<sup>th</sup> day of March, 2011.

  
\_\_\_\_\_  
YUNG BONG LIM (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

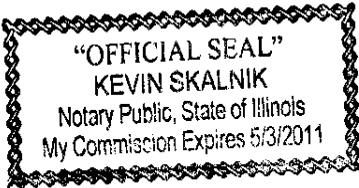
STATE OF ILLINOIS

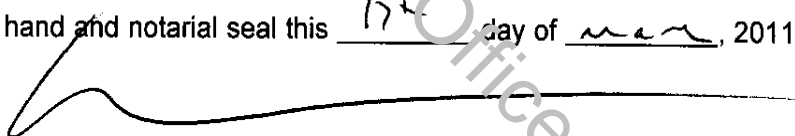
SS.

COUNTY OF COOK

I, Kevin Skalnik a Notary Public in and for said County, in the state aforesaid do hereby certify that Yung Bong Lim personally known to me to be the same person(s) 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 his 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 notarial seal this 17<sup>th</sup> day of March, 2011



  
\_\_\_\_\_  
Notary Public

Mail To:

North Star Land Trust #09-11855 u/t/d 8/24/09  
c/o RDG Fund-3 LLC  
150 North Wacker Drive, Ste. 650  
Chicago, Illinois 60606

Address of Property:

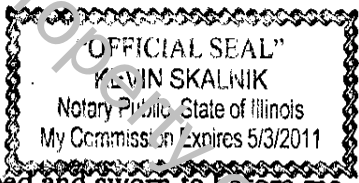
7125 West Berwyn Avenue  
Chicago, IL 60656  
This instrument was prepared by:  
Kevin Skalnik  
Attorney At Law  
150 North Wacker Drive, #650  
Chicago, Illinois 60606

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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 3-17, 2011



Signature: \_\_\_\_\_

*[Handwritten Signature]*

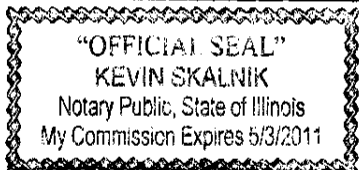
**Grantor or Agent**

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 17, day of March, 2011  
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 title to real estate under the laws of the State of Illinois.

Date 3-17, 2011



Signature: \_\_\_\_\_

*[Handwritten Signature]*

**Grantee or Agent**

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 17, day of March, 2011  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)