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DEED IN TRUST

1st 2 NOV 11 2012 11:20 AM

THE GRANTOR, HALSTED-ERIE DEVELOPMENT, LLC, an Illinois limited liability company, of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby duly acknowledged, CONVEY and QUIT CLAIM unto:



Doc#: 1234644012 Fee: \$44.00
 Karen A. Yarbrough RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 12/11/2012 10:34 AM Pg: 1 of 4

CHICAGO TITLE LAND TRUST COMPANY, a Corporation of Illinois, whose address is 171 N. Clark Street, Suite 575, Chicago, IL 60601, as successor Trustee under the provisions of a certain Trust Agreement dated December 6, 1968 and known as Trust Number 27694

(hereinafter referred to as "said Trustee", regardless of the number of trustees,) and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-08-223-000-0000; 17-08-223-012-0000; 17-08-223-013-0000

Common Address: 660-680 North Halsted Street, Chicago, Illinois

TO HAVE AND TO HOLD 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 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 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 terms for any period or periods of time, not exceeding in the case of any single demise the terms 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 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 consideration 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 the trust have 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 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 Deed 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.

Near North National Title
 222 N. LaSalle
 Chicago, IL 60601

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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 of 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 set its hand and seal this 31st day of October, 2012.

HALSTED-ERIE DEVELOPMENT, LLC, an Illinois limited liability company

By: *Steven A. Kersten*
Steven A. Kersten, its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County in the State aforesaid, **DOES HEREBY CERTIFY** that Steven A. Kersten, Manager of Halsted-Erie Development, LLC, an Illinois limited liability company, is 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 manager of said company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of October, 2012.



David H. Sachs
Notary Public

This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(e).

Dated: October 31, 2012

[Signature], Agent

This instrument was prepared by: David H. Sachs, 701 West Erie Street, Chicago, IL 60654
► After recording mail to: David H. Sachs, 701 West Erie Street, Chicago, IL 60654
Send subsequent tax bills to: Halsted-Erie Development, LLC, 701 West Erie Street, Chicago, IL 60654

City of Chicago
Dept. of Finance
633694



Real Estate
Transfer
Stamp
\$0.00

12/11/2012 9:26
dr00111

Batch 5,652,606

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LEGAL DESCRIPTION

THAT PART OF BLOCK 10 (EXCEPT THE SOUTH 109 FEET THEREOF) IN ASSESSORS DIVISION OF LANDS IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID BLOCK, 297.23 FEET NORTH OF THE SOUTH LINE THEREOF TO A POINT IN THE EAST LINE OF SAID BLOCK, 297.60 FEET NORTH OF THE SOUTH LINE THEREOF;

TOGETHER WITH THOSE PARTS OF LOTS 1 (EXCEPT THE SOUTH 12 FEET THEREOF OCCUPIED BY A STREET KNOWN AS ANCONA STREET (FORMERLY BISMARCK PLACE OR PHILLIPS STREET)), 2, 3, 4 AND 5 OF MAUFF'S SUBDIVISION OF THE SOUTH 109 FEET OF AFORESAID BLOCK 10;

AND THOSE PARTS OF LOTS 5 (EXCEPT THE NORTH 10 FEET THEREOF) 6, 7, 8, 9, 10 AND 11 IN BLOCK 9 IN RIDGELY'S ADDITION TO CHICAGO IN THE NORTHEAST $\frac{1}{4}$ OF AFORESAID SECTION 8;

BEING THOSE PARTS WHICH LIE NORTHEASTERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 10 FEET OF AFORESAID LOT 5 IN BLOCK 9 OF RIDGELY'S ADDITION DISTANT 22 FEET 9 INCHES EAST OF THE WEST LINE OF SAID BLOCK 9, SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF THE "FOOTING" OF A RETAINING WALL, AS NOW LOCATED AND ESTABLISHED, OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY; THENCE SOUTHEASTERLY ALONG THE "FOOTING" OF SAID RETAINING WALL, AND THE SAME EXTENDED SOUTHEASTERLY, A DISTANCE OF 287 FEET 8 INCHES, MORE OR LESS, TO A POINT DISTANT 63 FEET 8 INCHES WEST, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF NORTH HALSTED STREET AND DISTANT 51 FEET 4-3/4 INCHES NORTH, MEASURED PARALLEL WITH THE SAID WEST LINE OF NORTH HALSTED STREET, FROM THE NORTH LINE OF ANCONA STREET (FORMERLY BISMARCK PLACE OR PHILLIPS STREET); THENCE SOUTH PARALLEL WITH THE SAID WEST LINE OF NORTH HALSTED STREET, A DISTANCE OF 51 FEET 4-3/4 INCHES TO THE SAID NORTH LINE OF ANCONA STREET, IN COOK COUNTY, ILLINOIS.

Presented by Cook County Clerk's Office

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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 grantor 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.

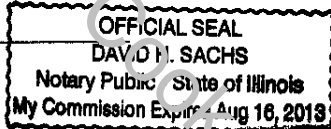
Halsted-Erie Development, LLC

Dated 11/30/12

Signature *Steven Winkler*
Grantor or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 30 DAY
OF NOVEMBER, 2012.

NOTARY PUBLIC



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.

Chicago Title Land Trust Company,
As Trustee, w/t/a dated 12/6/68 a/k/a
Trust No. 27694

Dated 11/30/12

Signature *Steven Winkler*
Grantee or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 30 DAY
OF NOVEMBER, 2012.

NOTARY PUBLIC



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.)