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This instrument prepared by:

Mark J. Jacobsen Flamm Teibloom & Stanko, Ltd. 20 N. Clark Street, #2200 Chicago, IL 60602 Doc#: 1307135027 Fee: \$40.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 03/12/2013 10:23 AM Pg: 1 of 2

Mail future tax bills to:

S. Sharma 16430 S. Christopher Drive Lemont, IL 60439

Mail this recorded instrument to:

The Chicago Trust Company, N.A.

222 South Riverside Plaza

Chicago, Illinois 60606 John H. Andrews

Everypor ARt A.

SPECIAL WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, SGCP Properties, LLC, Series C, a Delaware Limited Liability Company, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Doula's (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto The Chicago Trust Company in A., as Trustee under Trust Agreement dated July 18, 2012 and known as Trust No. BEV-3461 the following described real estate in the County of COOK and State of Illinois, to wit:

Lot 41 in Block 11 in Jernberg's Subdivision of Blocks 2, 5, 6, 7, 8, 11 to 28 inclusive and the Resubdivision of Block 4 of Rood and Weston's Addition to Morgan Park, being a Subdivision of the West 1/2 of the Northeast 1/4 except the North 20 acres and the East 1/2 of the Northwest 1/4 (except the North 20 acres) thereof in Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

And the party of the first part, for itself and its successors, does covenant, provide and agree, to and with the party of the second part, its heirs and assigns, that it has not done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Index Number(s): 25-20-215-015-0000

Property Address: 11265 S. Aberdeen St., Chicago, IL 60643

To Have and To Hold the said premises with the appurtenances upon the trusts and for the uses and purpose's 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 premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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, to pledge or otherwise to 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 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 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 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.

ATG FORM 4109 © ATG (2/05) NOSPO

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Rd., STE 2400 Chicago, IL 60606-4650

Atin: Search Department

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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 this 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 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 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, her, or their predecessor in trust.

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 procecus urising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no benefic ary 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(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.

SGCP Properties, LLC, Series C

REAL ESTATE TRANSFER

02/26/2013

\$251.25 CHICAGO: \$100.50 CTA:

\$351.75 TOTAL:

25-20-215-015-0000 | 20130201603367 | P1KVMN

Matthew A. Flamm, Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said Courty, in the State aforesaid, DO

HEREBY CERTIFY that SGCP Properties, LLC, Series C, personally known to me to) SS be the same person(s) whose name(s) is/are subscribe to the foregoing instrument, appeared before me this day in person and acknowledged that ne sne/they signed, sealed, and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the high of homestead.

Given under my hand and Notarial Seal this 26 day of FEB,

OFFICIAL SEAL JOEL D. TEIBLOOM Notary Public - State of Illinois illy Commission Expires Jun 08, 2013

REAL ESTATE TRANSFER		02/26/2013
	СООК	\$16.75
	ILLINOIS:	\$33.50
	TOTAL:	\$50.25