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DEED IN TRUST - WARRANTY STATUTORY (ILLINOIS)

Doc#: 1328819065 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2013 11:57 AM Pg: 1 of 4

THIS INDENTURE, made this 25th day of June, 2013 between, Grantor, Community Initiatives, Inc., an Illinois corporation for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), receipt whereof is hereby acknowledged, convey and warrant unto the Chicago Title Land Trust Company, an Illinois corporation whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated April 17, 2013 and known as Trust Number 8002361732, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

THE SOUTH 10 FEET OF LOT 2 AND ALL OF LOTS 3 AND 4 (EXCEPT THE SOUTH 7 FEET THEREOF) IN BLOCK 6 IN DAVIDSON'S SUBDIVISION OF LOTS 7, 8 AND PART OF LOT 12 IN WILSON, HEALD AND STEBRING'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-15-³¹⁷~~137~~-056-0000


Address of Real Estate: 6218-20 S. Martin Luther King Drive, Chicago, Illinois



together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herin and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING AS 'EXHIBIT A' OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor 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 exemption or homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER	10/15/2013
 CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

REAL ESTATE TRANSFER	10/15/2013
  COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

20-15-317-056-0000 | 20131001601873 | 9PDSGZ

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IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal the day and year first above written.

Community Initiatives, Inc.,
an Illinois corporation

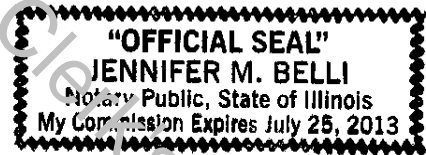
By: *Angela Maurella*
Name: Angela Maurella
Its: V.P.

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Angela Maurella the Vice President of Community Initiatives, Inc., an Illinois corporation, 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25TH day of June, 2013.

Jennifer M. Belli
Notary Public
Commission Expires: July 25, 2013



This instrument was prepared by:
Daniel R. Bronson, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606

Mail Recorded Deed To:
Jason Gill-Bloyer
Community Initiatives, Inc.
222 S Riverside Plaza
Suite 2200
Chicago, IL 60606

Mail Subsequent Tax Bills To:
Jason Gill-Bloyer
Community Initiatives, Inc.
222 S Riverside Plaza
Suite 2200
Chicago, IL 60606

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par B and Cook County Ord. 93-0-27 par. B

Date 10/15/13 Sign. *Jason Bronson*

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EXHIBIT 'A'

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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, 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 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.

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 premise, 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 delivery thereof with 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 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 proceeds arising from the sale or 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of her 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.

Dated: October 15, 2013

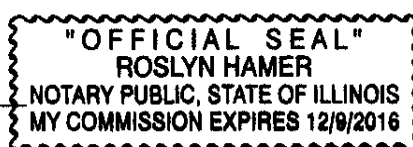
Signature: _____

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID

this 15th day of October, 2013

Roslyn Hamer
NOTARY PUBLIC



The Grantee or its agent affirms that, to the best of her 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: October 15, 2013

Signature: _____

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID

this 15th day of October, 2013

Roslyn Hamer
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 offense.

(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)