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WARRANTY

DEED IN TRUST

DEPT-01 RECORDING \$27.00
 T#0012 TRAN 1871 08/29/96 10:04:00
 #3230 # ER *-96-662893
 COOK COUNTY RECORDER

CAPITOL BANK AND TRUST

The above space is for the recorder's use only

27-01

Case
HWR 760186

THIS INDENTURE WITNESSETH, That the Grantor Urban Visions, Inc., an Illinois Corporation,
820 Church St., Ste. 200, Evanston, Illinois
 of the County of Cook and State of Illinois for and in consideration
 of the sum of Ten and no/1000 Dollars,
 (\$ 10.00). In hand paid and of other good and valuable considerations, receipt of which is hereby duly
 acknowledged, Convey a Real Warrant unto CAPITOL BANK AND TRUST, an
Illinois Banking Corporation whose address is 4801 West Fullerton, Chicago, Illinois and duly authorized to accept and
 execute trusts within the State of Illinois, its successor or successors, as Trustee under the provisions of a certain Trust
 Agreement dated the 29th day of June, 1989, known as Trust Number 1820
 the following described real estate in the County of Cook

in said State of Illinois, to wit: Lot 44 in Block 4 in D.S. Place's Addition to Chicago, being a Sub-
division of the East 3/4 of the North 1/4 of Section 15, Township 39 North, Range 13
East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index No.: 16-15-107-042

Commonly Known As: 4410 W. Wilcox, Chicago, IL

Note: see attached page for " Subject to..."

(NOTE: If additional space is required for legal, attach on separate 8 1/2" x 11" sheet.)

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 with respect to the real estate or any part or parts of it, and at any time or times 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 redivide 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 reversion or reversion by lease to commence in the present or in the future, 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 consequent 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 would be lawful for any person owning the same to deal with 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, or any successor in trust, in relation 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 that the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of said trust have been complied 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 the 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 trust property 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

BOX 333-C11

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5007
CO. NO. 018
2 5 4 2 5 4

**STATE OF ILLINOIS**
REAL ESTATE TRANSFER TAX

AUG 27 '08
DEPT. OF REVENUE


RE. 10606

= 0 6. 0 0

Cook County

REAL ESTATE TRANSACTION TAX


REVENUE STAMP AUG 27 '08
P.N. 11927



= 0 3. 0 0

★ 0 5 0 2 4 5 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★

DEPT. OF REVENUE AUG 27 '08
P.D. 11187



= 4 5. 0 0

Property of Cook County Clerk's Office

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this deed 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 herein and in said Trust Agreement or in all amendments thereof if any, and is binding upon all beneficiaries, thereunder (c) that said Trustee, or any successor in trust was only 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.

This conveyance is made upon the express understanding and condition that the Grantee, neither individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whosoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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.

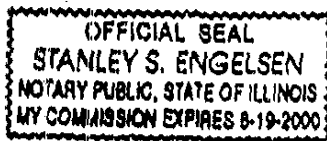
And the said grantor _____ hereby expressly waive^s and release^s any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sales or execution or otherwise.

IN WITNESS WHEREOF, the Grantor _____ aforesaid has _____ hereunto set its _____ hand and seal this _____ 2nd _____ day of _____ August _____ 19 96 _____.

By: Urban Visions, Inc. _____ (SEAL) _____ (SEAL)
Vice President
 Attest: [Signature] _____ (SEAL) _____ (SEAL)
Its Ass't Secretary

STATE OF ILLINOIS)
) SS I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
 COUNTY OF _____) DO HEREBY CERTIFY that Jennifer Peters and Jeff Tutt

_____ personally known to me to be the same person^s, whose name^s _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they _____ signed, sealed and delivered the said instrument as their _____ free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the claim of homestead. Given under my hand and notarial seal this _____ 2nd _____ day of _____ August _____ 19 96 _____.



 Notary Public
 My Commission Expires: June 19, 2000
4410 W. Wilcox

MAIL: CAPITOL BANK AND TRUST ADDRESS: _____
 DEED: 4801 W. Fullerton OF: _____
 TO: Chicago, Illinois 60639 PROPERTY: Chicago, IL

This instrument was prepared by:
 (Name) Brian A. Burak
 (Address) 820 Church St., Ste 200
Evanston, IL 60201

The above address is for information only and is not part of this deed.
 Mail subsequent tax bills to:
 (Name) Carl Palladinetti
 (Address) 4321 N. Elston Ave.
Chicago, IL 60641

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Subject to: private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies, if any; special taxes or assessments for improvements not yet completed, if any; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessments for improvements heretofore completed; any matters that would be disclosed by survey or environmental inspection; building, zoning, and health code violations, if any; rights of all parties claiming under or through the grantees or their agents, and general taxes for the year 1995 and subsequent years.

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