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9/47/0101 02 001 Page 1 of 4
2000-10-26 15:52:33
Cook County Recorder 27.50

This Instrument Prepared By
and Upon Recording Return
To:



00841563

Stephanie H. Denby
Burke, Warren, MacKay & Serritella, P.C.
330 N. Wabash Avenue
22nd Floor
Chicago, Illinois 60611-3607

DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, ROBERTA GUASTAFESTE, divorced and not since remarried, of 2031 North Halsted, Chicago, Illinois 60614, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Conveys and Warrants unto ROBERTA GUASTAFESTE, not individually, but as trustee under the provisions of a declaration of trust known as the ROBERTA GUASTAFESTE TRUST, dated July 12, 2000, of 2031 North Halsted, Chicago, Illinois 60614, and unto all and every successor in trust or assign, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Unit No. 24, in Dickens Court Condominium, as delineated on a survey of the following described real estate: Certain lots in John M. Wilson and Ira Scott's Subdivision and certain lots in J. M. Wilson's Resubdivision of certain lots in John M. Wilson and Ira Scott's Subdivision of the West 1/2 of Block 26 in Canal Trustees Subdivision in the Southeast 1/4 and the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25977425 together with its undivided percentage interest in the common elements.

Common Address: 2031 N. Halsted, Chicago, Illinois 60614

Permanent Index Number: 14-33-125-044-1024

TO HAVE AND HOLD said premises with the appurtenances, unto said Trustee, her successors and or assigns, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said declaration of trust, full power and authority is hereby granted to the trustees 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 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 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, 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 at 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 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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee 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 the trustee, be obliged to see to 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 the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of said declaration of trust and every deed, trust deed, mortgage, lease or other instrument executed by the 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 declaration of trust 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 declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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 to the extent and as provided in the trust agreement, 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 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.

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IN WITNESS WHEREOF, the GRANTOR aforesaid, ROBERTA GUASTAFESTE, has executed this Warranty Deed in Trust on this 11 day of Oct., 2000.

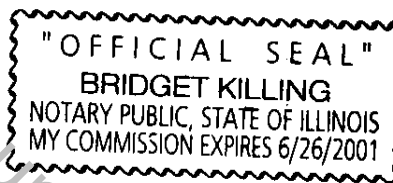
Roberta Guastafeste
ROBERTA GUASTAFESTE

STATE OF ILLINOIS)
COUNTY OF Cook) SS:

I, Bridget Killing, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROBERTA GUASTAFESTE, personally known to me or proven to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her 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 official seal this 11th day of October, 2000.

Bridget Killing
Notary Public
My Commission Expires: 6/26/2001



Mail Future Tax Bills To:

Roberta Guastafeste, Trustee
2031 N. Halsted, #24
Chicago, Illinois 60614

EXEMPT UNDER REAL ESTATE TRANSFER
TAX LAW 35 ILCS 200/32-45 SUB PAR. E
AND COOK COUNTY ORD. 93-0-27 PAR. E

DATE: 10/11/00
SIGNATURE: [Signature]

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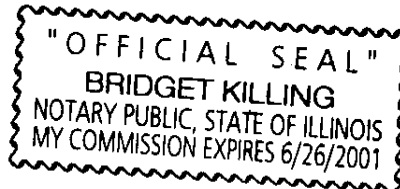
STATEMENT BY GRANTOR AND GRANTEE

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 10/11, 2000


(Grantor or agent)

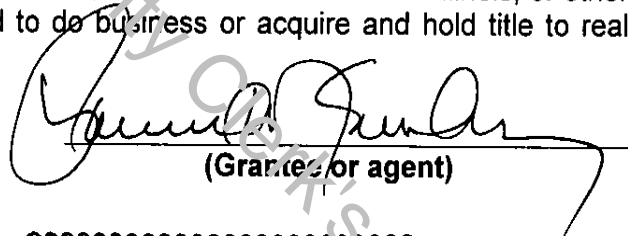
Subscribed and sworn to before me this 11th day of October, 2000.



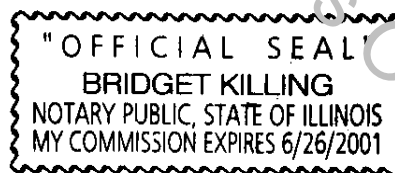
Bridget Killing
(notary public)

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.

Dated 10/11/00, 2000


(Grantee or agent)

Subscribed and sworn to before me this 11th day of October, 2000.



Bridget Killing
(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