

**FILED IN TRUST
(WARRANTY DEED)**

00115071

14470004 34 001 Page 1 of 3
2000-02-16 11:07:48
Cook County Recorder - 25.50

THIS INDENTURE WITNESSETH, That the Grantor SHERYL E. FUHR of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN Dollars, and other good and valuable consideration in hand paid, convey and warrant unto the AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO AS TRUSTEE U/T/A DATED January 21, 2000 A/K/A TRUST NO. 125682-00 of 120 N. LaSalle Street, Chicago, Illinois, a corporation of Illinois, the following described real estate in the County of Cook and State of Illinois, to-wit:



00115071

LOT 3 AND 4 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 10 IN ANSTETT AND BRAUN'S ADDITION TO HARLEM, A SUBDIVISION OF BLOCKS 2, 10, 13, 20 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N: NO 15-13-410-035
COMMON ADDRESS: 965 S. THOMAS
FOREST PARK, IL 60130

TO HAVE AND TO HOLD the 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 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 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 that 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into the terms of said trust agreement.

The interest of each and every beneficiary hereunder and all persons claiming under them, hereby declared to be personal property and to be the same in earnings, avails and proceeds arising from this disposition of the premises; the intention hereof being to vest in the said trustee, the entire legal and equitable title in fee, in and to all of the premises above described.

This conveyance is made upon the express understanding that neither AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, 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 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 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 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 whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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.

In Witness Whereof, the grantor(s) aforesaid has/have hereunto set their hand(s) and seal this 11th day of February, 2000
[Signature] (Seal) _____ (Seal)

STATE OF ILLINOIS, COUNTY OF COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHERYL E. FUHR personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and personally acknowledged that she signed, sealed and delivered the 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 February, 2000

[Signature]
"OFFICIAL SEAL"
RICHARD M. VARCHETTO
NOTARY PUBLIC
Notary Public, State of Illinois
My Commission Exp. 07/29/2002

This instrument was prepared by: SHERYL E. FUHR, 2725 N. Thatcher Avenue, River Grove, Illinois 60171, Tel: (708) 456-8200, Fax: (708) 452-9884

ADDRESS OF PROPERTY AND GRANTEE:
American National Bank as Trustee
120 N. LaSalle Street
Chicago, IL 60603

MAIL TO: Ms. Sheryl E. Fuhr
2725 N. Thatcher Ste. 501
River Grove, IL 60171

SEND SUBSEQUENT TAX BILLS TO:
American National Bank as Trustee
120 N. LaSalle Street
Chicago, IL 60603

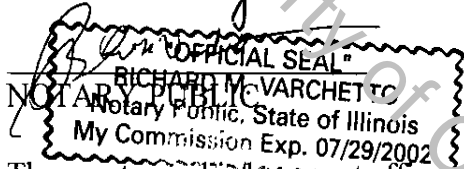
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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: February 11, 2000

[Signature]
Grantor or Agent

Subscribed and sworn to before me on February 11, 2000

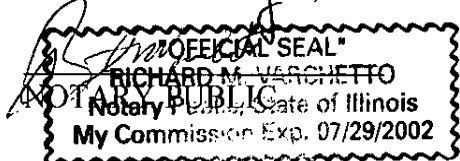


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: February 11, 2000

[Signature]
Grantee or Agent

Subscribed and sworn to before me on February 11, 2000



NOTE: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)