

Warranty Deed
In Trust

THIS INDENTURE
WITNESSETH, that the
Grantor MARION KUBAN,
a widow

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE



of the County of COOK
and State of Illinois, for and in

consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrants unto **FIFTH THIRD BANK**, a banking corporation duly organized and existing under the laws of the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 13th day of February, 2002, and known as Trust Number # 17109, the following described real estate in the County of COOK, and State of Illinois, to-wit:

LOT TWENTY TWO (22) AND LOT TWENTY THREE (23)
IN FRANK DELUGACH VIOLA HIGHLANDS, BEING A SUBDIVISION OF LOT FIVE (5)
IN KING'S ESTATE SUBDIVISION IN EVERGREEN PARK, BEING THE NORTHWEST
QUARTER (1/4) OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

VILLAGE OF EVERGREEN PARK
EXEMPT
REAL ESTATE TRANSFER TAX

ADDRESS: 9600 S. Francisco, Evergreen Park, IL
PIN #: 24-12-115-020 and 24-12-115-021

[Signature]

SUBJECT TO the powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference.

And the 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.

IN WITNESS WHEREOF, the Grantor aforsaid ha hereunto set hand and seal this
19 day of February, 2002.

[Signature: Marion Kuban]
MARION KUBAN

Exempt under Real Estate Transfer Tax Act of 1992
E

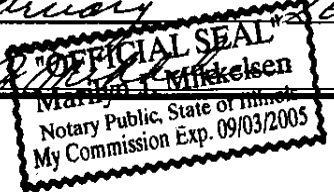
STATE OF ILLINOIS }
COUNTY OF COOK } SS

Date 3-1-02 Sign. *[Signature]*

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that MARION KUBAN, personally known to me to be the same person whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 19th day of February, 2002

Commission expires _____ *[Signature]* Notary Public



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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 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 present or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 195 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 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 trust, 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, the intention hereof being to vest in said Fifth Third Bank, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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

Prepared by: William P. Ralph

Mail recorded deed to: William P. Ralph, 10540 S. Western, Chicago, IL 60643

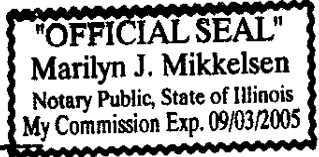
Mail subsequent tax bills to: Marion Kuban, 9600 S. Francisco, Evergreen Park, IL 60805

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 2-20-02, 19____ Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said William P. Ralston this 19 day of February, 1902.

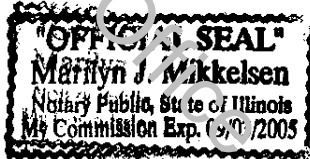


Notary Public Marilyn J. Mikkelsen

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 2-20-02, 19____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said William P. Ralston this 19 day of February, 1902.



Notary Public Marilyn J. Mikkelsen

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.

[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.]

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