

THIS INDENTURE WITNESSETH,
that the Grantor, **JERRY E. NIKODEM**,
a bachelor of Des Plaines, Illinois 60016,
for and in consideration of TEN AND
NO/100 (\$10.00) DOLLARS, and other
good and valuable consideration in hand
paid, Conveys and Quit Claims unto
JERRY E. NIKODEM as Trustee
of the **JERRY E. NIKODEM Declaration of Trust Dated February 28, 2002** (hereinafter referred to as "Trustee"),
and unto all and every, successor or
successors in trust under said Declaration
of Trust, and all Amendments thereof the
following described real estate in the County
of Cook and State of Illinois, to wit:



**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS**

Unit Number 507 as delineated on Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lots 2, 3, 4, 5 and 6 in Block 6 in River Addition to Des Plaines in Sections 20 and 21, Township 41 North, Range 12, East of the Third Principal Meridian, which Survey is attached as Exhibit A to Declaration of Condominium made by Chicago Title and Trust Company, as Trustee under Trust Agreement Dated December 1, 1972 and known as Trust Number 61107 recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22653135, together with an undivided 1.68362 percent interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

Permanent Index Number: 09-21-100-926-1047
Property Address: 960 S. River Road, Des Plaines, IL 60016

Exempt deed or instrument
eligible for recordation
without payment of tax.

SUBJECT TO: Mortgage of record, general estate taxes for the year 2001 and subsequent years, easements, covenants, restrictions of record, and the Declaration of Condominium.

Allen 3-1-02
City of Des Plaines

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Declaration of Trust referenced above.

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.

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, trees, 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 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

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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 Declaration of Trust; 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 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 any 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, her, or their predecessor in trust.

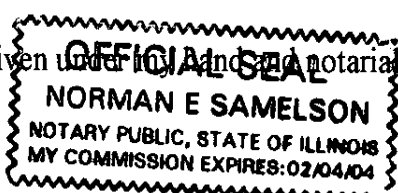
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunder set his hand and seal this 28 day of February, 2002.

Jerry E. Nikodem (Seal)
JERRY E. NIKODEM

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County, in the State
) SS. aforesaid, certifies that **JERRY E. NIKODEM**, is personally known to
COUNTY OF COOK) me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that as said Grantor he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official notarial seal, this 28th day of February, 2002.



Norman E. Samelson
Notary Public

Prepared by and after recording return to:
Norman E. Samelson
SAMELSON & PAYNE
575 Lee St., Upper Level
Des Plaines, IL 60016

"EXEMPT UNDER PROVISIONS OF PARAGRAPH E"
SECTION 4 OF THE REAL ESTATE TRANSFER ACT
Date: February 28, 2002
By: Norman E. Samelson
Signature of Grantor or Representative



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: February - 28, 2002 Signature: Jerry E. Nikodem
Grantor JERRY E. NIKODEM

Subscribed and sworn to before me by the said Jerry E. Nikodem this 28th day of February, 2002.
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: February 28, 2002. Signature: Jerry E. Nikodem
Grantee JERRY E. NIKODEM, as Trustee of the Jerry E. Nikodem Declaration Of Trust Dated 28th February, 2002

Subscribed and sworn to before me by the said Jerry E. Nikodem, AS TRUSTEE this 28th day of February, 2002.
Notary Public



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 of 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.)