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2002-05-03 11:45:07

Cook County Recorder 25.00

WARRANTY DEED IN TRUST

THE GRANTORS, Marshall D. Ross and Robin Ross, his wife, of the Village of Oak Park, County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT unto Robin Ross, Trustee of the Robin Ross Trust Dated January 4, 2002, of 1044 North Kenilworth Avenue, Oak Park, Illinois, as Grantee (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said declaration of trust, the following described real estate in the County of Cook and State of Illinois, to wit:



0020509978

LOT 24 IN BLOCK 10 IN SALINGER AND RUBBARDS KENILWORTH BOULEVARD ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1044 North Kenilworth Avenue Oak Park, Illinois 60302

Permanent Index Number: 16-06-118-001-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said declaration of trust set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 in 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 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 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 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

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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 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 it, 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.

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.

In Witness whereof, the grantors aforesaid have hereunto set their hand and seal this 15th day of April, 2002.

EXEMPTION APPROVE.

Sandra Sokore

VILLAGE CLERK
VILLAGE OF OAK PARK

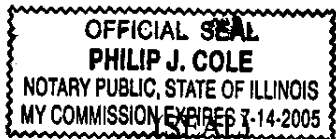
Marshall D. Ross
Marshall D. Ross

Robin Ross
Robin Ross

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 MARSHALL D. ROSS and ROBIN ROSS are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal this 15th day of April, 2002.



Philip J. Cole
Notary Public

MAIL TO AND PREPARED BY: David Shayne
McBride Baker & Coles
500 West Madison Street, 40th Floor
Chicago, Illinois 60661
Box 246

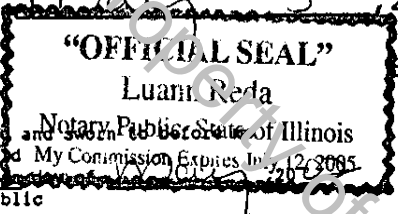
SEND SUBSEQUENT TAX BILLS TO:
Robin Ross, as Trustee
1044 North Kenilworth Avenue
Oak Park, Illinois 60302

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STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

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 May 3, 2002

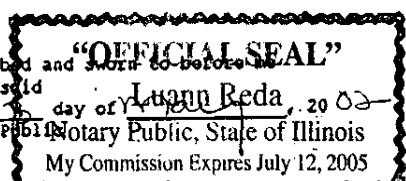


Signature: *Cynthia M. O'Neil*
Grantor or Agent

Subscribed and sworn to before me by the said Luann Reda this 3 day of May, 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 May 3, 2002



Signature: *Cynthia M. O'Neil*
Grantee or Agent

Subscribed and sworn to before me by the said Luann Reda this 3 day of May, 2002
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.

(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.)



EUGENE "GENE" MOORE
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS