

Prepared by and
After recording mail to:

John J. Hayes
Pedersen & Houpt
161 N. Clark Street
Suite 3100
Chicago, IL 60601



00292293

QUIT CLAIM DEED IN TRUST

THIS DEED is made as of this 15 day of April, 2000 by SHELLY J. HALPER AND RONALD M. MOCHIZUKI, husband and wife, as Tenants by the Entirety, Grantor, of the city of Western Springs, County of Cook and State of Illinois, for the consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Shelly J. Halper Trust Agreement dated June 26, 1993, 1104 Walnut Street, Western Springs, Illinois 60558, Grantee, all of their interest in the following described Real Estate situated in the Cook County, Illinois, legally described as:

THAT PART OF LOTS 12 AND 13 IN BLOCK 9 IN EAST HINSDALE, BEING A SUBDIVISION OF THE EAST 1/2 AND THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 NORTH OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SO MUCH OF SECTIONS 31 AND 32, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AS LIES SOUTH OF THE CHICAGO AND NAPERVILLE HIGHWAY AND WEST OF THE EAST LINE OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, PRODUCED NORTH TO SAID HIGHWAY, DESCRIBED AS FOLLOWS: TO WIT: COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 13 AFORESAID 32 FEET WESTERN FROM THE SOUTHEAST CORNER OF SAID LOT 13, THENCE NORTHERLY IN A STRAIGHT LINE 200 FEET TO A POINT IN THE SOUTH LINE OF LOT 11 IN SAID BLOCK 9, BEING 51.4 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 11, THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 11, 98 FEET THENCE SOUTHERLY IN A STRAIGHT LINE 200 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 13, 130 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 13, THENCE EASTERLY ALONG SOUTH LINE OF SAID LOT 13, 98 FEET TO PLACE OF BEGINNING, COMMONLY KNOWN AS 1104 WALNUT, WESTERN SPRINGS, ILLINOIS.

Exempt pursuant to Section 4 paragraph e of
the Illinois Transfer Tax Act.

Grantor or Agent Date 4/15/00

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

Permanent Real Estate Index Number: 18-06-402-016-0000.

Address of Real Estate: 1104 Walnut, Western Springs, Illinois 60558.

TO HAVE AND TO HOLD, the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, 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 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 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust 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 said Trustee, or any successor in trust, 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 this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, 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.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

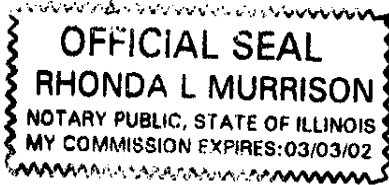
Shelly J. Halper

Shelly J. Halper

Ronald M. Mochizuki

Ronald M. Mochizuki

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Shelly J. Halper and Ronald M. Mochizuki, husband and wife, as tenants by the entirety, 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, sealed and delivered the said instrument as their 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 5th day of April, 2000.

Rhonda L. Murrison

Notary Public

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UNOFFICIAL COPY

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STATE OF ILLINOIS
CLERK OF THE CIRCUIT COURT
IN AND FOR COOK COUNTY

Handwritten notes and signatures

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 a 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 4-25, 2000 Signature: [Handwritten Signature]

SUBSCRIBED and SWORN to before me this 25 day of April, 2000

[Handwritten Signature]
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 4-25, 2000 Signature: [Handwritten Signature]

SUBSCRIBED and SWORN to before me this 25 day of April, 2000.

[Handwritten Signature]
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.