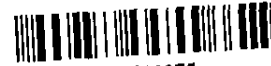


SUBURBAN BANK & TRUST COMPANY

WARRANTY DEED IN TRUST



0030446375

THIS INDENTURE WITNESSETH, that the Grantor(s), Fox Partners, L.P.

of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Warrant(s) unto the Suburban Bank and Trust Company, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement dated the 7th day of March, 2003, known as Trust Number 74-3288 the following described real estate in the County of Cook and State of Illinois, to-wit:

See attached for legal description.

Street Address of Property: 316 W. Washington Blvd., Oak Park, IL 60302  
Permanent Tax Number: 16 08 312 021 0000

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 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 and 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 changes 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 trusts, 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

EXEMPTION APPLICABLE TO VILLAGES OF ILLINOIS

*Barbara J. ...*

... 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 dispositions 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.

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 have/s hereunto set his hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2003

Fox Partners, L.P.  
By: R.P. Fox & Associates, Inc., its General Partner

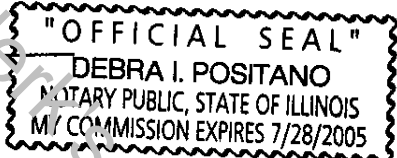
Michael Fox, Vice President

STATE OF ILLINOIS }  
                                  } SS  
COUNTY OF COOK     }

I, the undersigned, a Notary Public in and for said County, in the State foresaid, do hereby certify that Michael Fox personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered (the said instrument as their/his/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 notarial seal this 2nd day of APRIL, 20 03

Debra J. Positano  
Notary Public



Mail this recorded instrument to:

Suburban Bank & Trust Co.  
10312 S. Cicero Avenue  
Oak Lawn, Illinois 60453

Mail future tax bills to:

Fox Partners, LP  
1110 Pleasant  
Oak Park, IL 60302

PELEGRINI & CRISTIANO  
6817 W. NORTH AVE.  
OAK PARK, IL 60302



This instrument prepared by: Pellegrini & Cristiano, 6817 W. North Avenue, Oak Park, IL 60302

Exempt under Real Estate Transfer Act,  
Section 4 Paragraph E and Cook County  
Ordinance 951.04, Paragraph E.

4/2/03  
Date

Debra J. Positano, Agent  
Buyer, Seller, Representative

LEGAL DESCRIPTION

316 WEST WASHINGTON BOULEVARD, OAK PARK, ILLINOIS 60302

LOT 13 (EXCEPT THE WEST 5 FEET) IN BLOCK 6 IN CLOSES SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND RESUBDIVISION OF LOTS 16 TO 23 IN BLOCK 45 AND LOTS 1 TO 11 IN BLOCK 48, LOTS 1 TO 13 AND SOUTH 25 FEET OF LOT 14 IN BLOCK 55 AND LOT 23 IN RESUBDIVISION OF BLOCK 58 IN THE VILLAGE OF RIDGELAND, A SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 316 West Washington Boulevard, Oak Park, Illinois 60302

Permanent Index Number: 16-08-312-021-0000

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

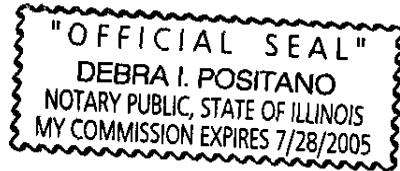
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 4-2-03

Signature: Maria A. Cristiana,  
Attorney

Subscribed and sworn to before me by said person this 2nd day of April, 2003

Debra J. Positano  
Notary Public



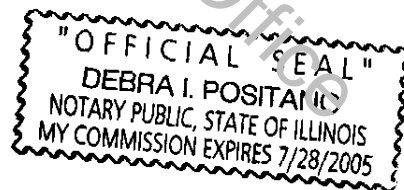
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 4-2-03

Signature: Maria A. Cristiana,  
Attorney

Subscribed and sworn to before me by said person this 2nd day of April, 2003

Debra J. Positano  
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.)



UNOFFICIAL COPY

0030446375

Real Estate Transfer Tax

Check Appropriate Boxes

RESIDENTIAL

COMMERCIAL

MULTI-UNIT  
NO. OF UNITS 3

DECLARATION

EXEMPTION

RECORDER  
OR REGISTRAR'S  
DEED NO.

DATE RECORDED: APR 3 2003  
(For Recorder's Use Only)

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village Clerk, 1 Village Hall Plaza, Oak Park, Illinois, or other designated agent, at the time of purchase of real estate transfer stamps as required by the Oak Park Real Estate Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) A signed copy of the Illinois Tax Declaration form must be sent to the Office of the Village Clerk, pursuant to Section 9 of the ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
- 4) For additional information, please call the Village Clerk's Office at 383-6400 X2358 Monday thru Friday, 8:30 A.M. to 5:00 P.M.

Address of Property 316 W. Washington Blvd. 60302

Permanent Property Index No. 16-08-215-821-0000

Date of Deed 4-2-03

Type of Deed Deed in Trust

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	EXEMPTION APPLIED VILLAGE CLERK'S OFFICE
Amount of Tax (\$8.00 per \$1,000 or fraction thereof of full actual consideration) Payment of tax is obligation of seller.	

Note: The Village of Oak Park, Oak Park Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 6 and 7 of the ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the Oak Park Real Estate Transfer Tax Ordinance by paragraph(s) 6 of Section 6 of said ordinance.

Details of exemption claimed: (explain) Deeding property into land trust.

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print) (Seller) FOX PARTNERS, L.P., 1110 PLEASANT, OAK PARK, ILL. 60302

Signature: Maria A. Christians, Agent Date Signed 4-2-03

Grantee: (Please Print) (Buyer) SUBURBAN BANK TRUST 74-3288, 10312 S. CICEAD, OAK LAWN, ILL. 60453

Signature: Maria A. Christians, Agent Date Signed 4-2-03

The Finance Department certifies that all water and sewer assessments are paid in full for the property as of the date of \_\_\_\_\_

Account \_\_\_\_\_ Certified by: \_\_\_\_\_