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### **DEED IN TRUST (ILLINOIS)**

THE GRANTORS, IRWIN J. LEJMAN and MARION T. LEJMAN, husband and wife of 535 Maywood Lane, Hoffman Estates, County of Cook, 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 TO IRWIN J. LEJMAN, as Trustee of the IRWIN J. LEJMAN TRUST or his successors in interest, as to an undivided one-half interest; and MARICAT LEJMAN, as Trustee of the MARION T. LEJMAN TRUST or her successors in interest, as to an undivided one-half interest, regardless of the number of trustee(s), and unto all and every successor of successors in trust under said trust agreement, the following described real estate in the County of Cook:

Doc#: 0328718040

Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds Date: 10/14/2003 10:15 AM Pg: 1 of 3

Legal Description: Lot 4 in Block 107 in Hoffman Estates VII, being a Subdivision of part of the Southeast Quarter (1/4) of Section 16, Township 41 North, Range 10, East of the Third Principal Meridian, according to Plat thereof registered in the Onio, of the Registrar of Titles of Cook County, Illinois, on September 5, 1958, as Document Number 1816080, in Cook County, Illinois.

Permanent Tax I.D. 07-16-414-008

Address of Property: 535 Maywood Lane, Hoffman Estates, Illinois 60194

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. (NOTE): 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 tore subdivide 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 v is ed 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 lease to complete 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 in terms of 198 years, and to renew or extend leases upon any terms and for any period of time and to amend, change or modify leases and the terms and provisions thereof at any time or time; 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 persona 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 the trust have been complied with, or be obliged into the necessity or expediency of any act of said trustee, or be obliged to inquire into any of the terms of said trust agreement; and

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every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence if ever 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 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. 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, ir recordance with the statute in such case made and provided. And the said grantor hereby expressly waives and releases any and all right or benefits 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.

And the said greator aforesaid 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 homestead from sale on execution or othe wise

In Witness Whereof, the grantor aforesaid has hereunto set their hands and seals June 24, 2003

MARION T. LEJMA

State of Illinois

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, the undersigned, a Notary Public in and for said Couny, in the State aforesaid, DO HEREBY CERTIFY that IRWIN J. LEJMAN and MARION T. LEJMAN whose names are subscribed to the foregoing instrument as grantor's f ee and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead

SEAL

Given under my hand and official seal June 24, 2003

My commission expires June 5, 2005

This instrument was prepared by: STEVEN C. PERLIS/ Attorneys at Law, Family Center for Elder Law, P.C., 3345 N. Arlington Hts. Road, Suite D, Arlington Hts., Illinois 60004

MAIL TO: STEVEN C. PERLIS Family Center for Elder Law, P.C. 3345 N. Arlington Heights Rd. Suite D Arlington Heights, IL 60004

SEND SUBSEQUENT TAX BILLS TO: IRWIN J. LEJMAN 535 Maywood Lane Hoffman Estates, IL 60194

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#### STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of grantor's 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 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 June 24, 2003

Signature:

Dated June 4, 2003 Signature:

LEJMAN

Subscribed and sworn to before me the sa GFFMCNAL SEAMN and MARION T.

LEJMAN on June 24, 2003

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPINES: 06/06/05 MARKANA CARESTAN OF CONTRACTOR CONTRACTOR AND A CONTRACTO

The grantee or grantee's agent offirms that, to the best of grantee's knowledge, the name of the granter 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 Illinoi: , a partnership authorized to do business or acquire and hold title to 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 17.003 of the State of Illinois.

Dated June 24, 2003

Signature:

Dated June 24, 2003

Signature:

Subscribed and sworn to before me the sald India

LEJMAN on June 24, 2003

STEVEN C PERLIS

NOTARY PUBLIC, STATE OF ILLINGUIS MY COMMISSION EXPINES:06/05/05 WWW.

Notary Public Store C. Tin

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, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)