



WARRANTY DEED
IN TRUST

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THIS INDENTURE WITNESSETH, That the
Grantor

M & A Auto Sales Incorporated,
an Illinois corporation



Doc#: 0419619100
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 07/14/2004 02:13 PM Pg: 1 of 3

of the County of Cook
and State of Illinois
For and in consideration of TEN AND
00/100 DOLLARS (\$10.00) and other
good and valuable considerations in
hand paid, CONVEY and WARRANT
unto the CHICAGO TITLE LAND
TRUST COMPANY, a corporation of
Illinois, whose address is 171 N. Clark
Street, Chicago, IL 60601-4294, as
Trustee under the provisions of a trust agreement dated the 29th
known as Trust Number 1112512
and State of Illinois, to-wit:

Reserved for Recorder's Office

LOTS 4, 5, 6, 7 & 8 IN BLOCK 1 IN PALISADES ADDITION, A SUBDIVISION OF THE EAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 30-19-204-027-0000 THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR

Commonly known as: 1210 Burnham Avenue, Calumet City, Illinois

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 pre-
mises 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 *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 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, and no contract shall be made 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

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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 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.

And the said grantor _____ hereby expressly waive _____ and release 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 _____ aforesaid has _____ hereunto set _____ its _____ hand _____ and seal _____ this _____ day of _____ November _____, 2003 _____.

M & A AUTO SALES, INCORPORATED
BY: Frank L. Vita (Seal) _____ (Seal)
Frank L. Vita, President

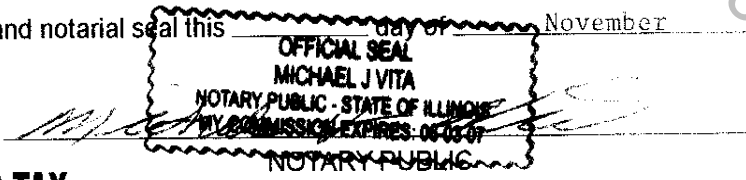
(Seal) _____ (Seal)

THIS INSTRUMENT WAS PREPARED BY: & M.P. IL TO: SEND TAX BILLS TO:
Douglas A. Hanson, Esq. M & A Auto Sales
130 E. Randolph #3800 18024 S. Torrence
Chicago, IL 60601 Lansing, IL 60438

State of Illinois }
County of Cook } ss.
M & A Auto Sales Incorporated, _____
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that _____
FRANK L. VITA, president of _____

personally known to me to be the same person _____ whose name _____ is _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ he _____ signed, sealed and delivered the said instrument as _____ his _____ 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 _____ day of _____ November _____, 2003 _____.



REAL ESTATE TRANSFER TAX
NO. 025296 Exempt
Calumet City • City of Homes 5

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4, REAL ESTATE TRANSFER ACT.
DATED: 11-25-03, Frank L. Vita
BUYER, SELLER, REPRESENTATIVE

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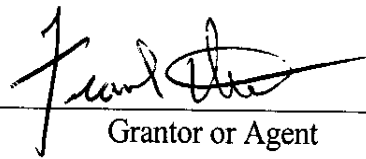
EUGENE "GENE" MOORE

RECORDER OF DEEDS/REGISTRAR OF TORRENS TITLES COOK COUNTY, ILLINOIS

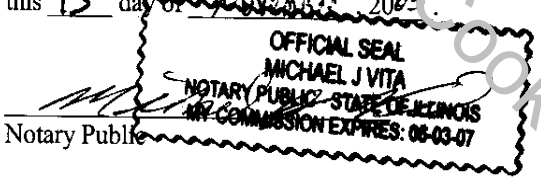
GRANTOR/GRANTEE STATEMENT

The grantor or grantor's agent affirms that, to the best of his or her 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: 11-15-03, 2003.

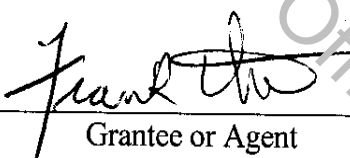
Signature: 
Grantor or Agent

Subscribed and Sworn to before me
by the said _____,
this 15 day of November, 2003.

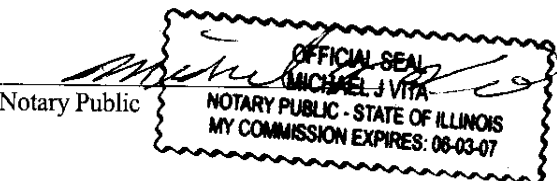


The grantee or grantee's agent affirms and verifies that, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 11-15, 2003.

Signature: 
Grantee or Agent

Subscribed and Sworn to before me
by the said _____,
this 15 day of November, 2003.



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)