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FOREST PARK NATIONAL BANK & TRUST CO.

7348 W. Madison Street
Forest Park, IL 60130

WARRANTY Deed in Trust



Doc#: 0504103153
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 02/10/2005 03:38 PM Pg: 1 of 3

THE GRANTORS, _____
CHINYERE PATRICK _____

_____ of the County of COOK
and State of ILLINOIS _____,

(above for recorder's use only)

for and in consideration of Ten Dollars, and other good and valuable consideration receipt of which is hereby duly acknowledged, in hand paid. Convey(s) and Warrant(s) unto Forest Park National Bank & Trust Co., a National Banking Association, duly organized and existing under the laws of the United States of America, and duly authorized to accept execute trusts within the State of Illinois, as Trustee under the provisions of certain Trust Agreement, dated the 23rd day of December, 2004, and known as Trust Number 041573, the following described real estate in the County of COOK and the State of Illinois, to wit:

LOT 1 IN BLOCK 2 IN T.J. DIVEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

P.I.N. 16-02-323-023-0000

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and said Trust Agreement set forth.

Full power and authority are 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 such successor or successors in trust all of the title, estate, powers and authorities vested in the 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 present or in future, 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 materials; 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 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 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 real estate, or be obliged to see that the terms of the 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 delivery thereof the trust created by this Indenture and by the 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 thereunder; (c) that the trustee, mortgage or other instrument and (d) if the conveyance is made to successor or successors in trust, that such successor or

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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, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the 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 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.

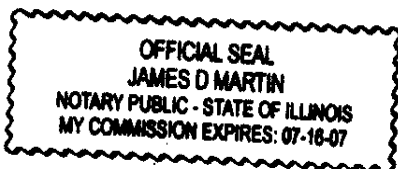
In Witness Whereof, the grantor(s) _____ aforesaid has hereunto set _____ HER _____ hand(s) and seal(s) _____
this 23rd day of December, 2004.

CHINYERE PATRICK (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

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 CHINYERE PATRICK personally known to me to be the same person(s) _____, whose name(s) IS subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that SHE signed, sealed and delivered the said instrument as 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 23rd day of December, 2004.



James D. Martin
Notary Public

TRUST 041573

Mail to: FOREST PARK NATIONAL BANK & TRUST CO.
7438 W. Madison Street
Forest Park, IL 60130

Address of Property:
3635 W. AUGUSTA,
CHICAGO, IL 60651

Exempt under provisions of Paragraph e, Section 4,
Real Estate Transfer Tax Act.
10-23-04 James D. Martin
Date Buyer, Seller or Representative

For Information Only
This instrument was prepared by:
James D. Martin _____
7930 Everglade Ave. _____
Woodridge, IL 60517 _____

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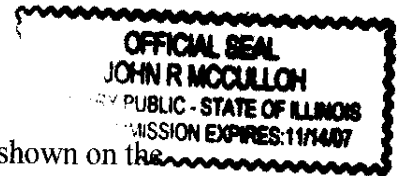
STATEMENT BY GRANTOR AND GRANTEE

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 December 23, 2004 Signature: *James D. Martin*
James D. Martin Agent

Subscribed and sworn to before me by the said James D. Martin this 23rd day of December, 2004.

Notary Public *John R. McCulloh*

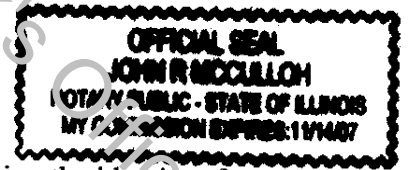


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 23, 2004. Signature: *James D. Martin*
James D. Martin Agent

Subscribed and sworn to before me by the said James D. Martin this 23rd day of December, 2004.

Notary Public *John R. McCulloh*



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.)