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1 of 2

DEED IN TRUST

05 07469

RETURN AFTER RECORDING TO:

Kevin J. Karey

Attorney at Law

1415 West 55th Street, Suite 201

LaGrange, IL 60525



Doc#: 0605840223 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/27/2006 03:25 PM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:

Wilma J. Miller

524 Banyon Lane, Unit B

LaGrange, IL 60525

THE GRANTOR, MICHAEL D. HALM, as successor trustee under the provisions of a trust agreement dated October 7, 2003 and known as the EILEEN R. HALM REVOCABLE TRUST, of the Village of Lisle, County of DuPage, State of Illinois, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and quitclaims to FIRST NATIONAL BANK OF LAGRANGE, as Successor Co Trustee of the WILMA J. MILLER DECLARATION OF TRUST DATED OCTOBER 5, 1982, and unto all and every successor or successors in trust under said trust agreement, the following described real estate located in the County of Cook in the State of Illinois: *Julie M. Jarabek and Margaret Miller-Jansta, not personally but

AS CO-Trustees on behalf *

Unit Number 524-B in Banyon Cove Condominiums, as delineated on a Survey of the following described real estate:

Lot 3 in Stepinas Subdivision of the West 1/2 of the Northeast 1/4 of Section 8, Township 38 North, Range Twelve 12 East of the Third Principal Meridian (except the east one-millionth part thereof) in Cook County, Illinois, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 27308147 together with its undivided percentage interest in the common elements.

Permanent Real Estate Index No.: 18-08-200-074-1010

Address of Real Estate: 524 Banyon Lane, Unit B
LaGrange, Illinois 60525

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 agreements set forth.

Full power and authority are 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 subdivide 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

3Kg

PREMIER TITLE

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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 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, 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 said trusts 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 agreements; 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 trusts created by this Indenture and by said trust agreements were 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 agreements or in all amendments thereof, if any, and binding upon all beneficiaries thereunder; (c) that said Trustee were 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 under said trust agreements 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 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 exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal on the 9th day of February, 2006.

Michael D. Halm

Michael D. Halm, as trustee under the provisions of a trust agreement dated October 7, 2003, and known as the Eileen R. Halm Revocable Trust

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STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that MICHAEL D. HALM, as trustee under the provisions of a trust agreement dated October 7, 2003, and known as the Eileen R. Halm Revocable Trust, 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 official seal, this 9th day of February, 2006.

Donna J Sanderson
NOTARY PUBLIC


OFFICIAL SEAL
DONNA J SANDERSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/28/07

STATE TAX
STATE OF ILLINOIS

FEB. 15.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000091751
REAL ESTATE TRANSFER TAX
00285.00
FP326669

This instrument prepared by:

Jeffrey M. Hucek
Attorney at Law
1900 Spring Road, Suite 200
Oak Brook, IL 60523

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB. 15.06
REVENUE STAMP

0000183233
REAL ESTATE TRANSFER TAX
00142.50
FP326670