



THE GRANTOR(S) \_\_\_\_\_  
Joseph S. Ferrans, a widower  
and not since remarried

of the County of Cook  
and State of Illinois,

for and in consideration of

-----TEN and NO/100 (\$10.00)----- Dollars,

and other good and valuable considerations

in hand paid, Convey \_\_\_\_\_ and (WARRANT \_\_\_\_\_ / QUIT CLAIM \_\_\_\_\_)\* unto

COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 West Belmont Avenue, Chicago, Illinois 60641

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 2nd day of November, 1999,  
and known as Trust Number LT-1435 (hereinafter referred to as "said trustee," regardless of the  
number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the fol-  
lowing described real estate in the County of Cook and State of Illinois, to wit:

Lot Forty-Five (45) in Block Three (3) in Sherman's Addition  
to Holstein, in the South East Quarter (1/4) of the North  
West Quarter (1/4); together with all buildings and  
improvements thereon; of Section Thirty-One (31), Township  
Forty (40) North, Range Fourteen (14), East of the Third  
Principal Meridian, in Cook County, Illinois.

Property Located At: 2138 West Charleston Avenue  
Chicago, Illinois 60647

Permanent Index Number: 14-31-126-025-0000

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 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 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 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, 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

(over)

Affix "Riders" or  
Revenue Stamps  
Here

Prepared by: Atty. Alice D. Borzym, 6650 North Northwest Hwy., #204 Chicago, Illinois 60631

Chicago, Illinois 60647

2138 West Charleston Avenue

Joseph S. Ferrans

SEND SUBSEQUENT TAX BILLS TO: THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

Chicago, Illinois 60647

2138 West Charleston Avenue

ADDRESS OF PROPERTY:

\* USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

My Commission Expires 09/05/03 Notary Public, State of Illinois

19 99 November day of



Official seal, this 2nd day of November 1999

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.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph S. Ferrans, a widower and not since remarried

State of Illinois, County of Cook ss.

Joseph S. Ferrans

Date Nov. 12, 1999 (SEAL)

sign.

Handwritten signature of Joseph S. Ferrans

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. 2 and Cook County Ord 93-0-27 par. 2

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seals this 2nd day of November, 19 99

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 the exemption of homesteads from sale on execution or otherwise.

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, in accordance with the statute in such case made and provided.

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.

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.

DOCUMENT NUMBER

RECORDER'S OFFICE BOX NO.

CITY, STATE, ZIP

MAIL TO: LAW OFFICES ALICE D. BORZYM 6650 N. Northwest Hwy., Suite 204 Chicago, Illinois 60631

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.

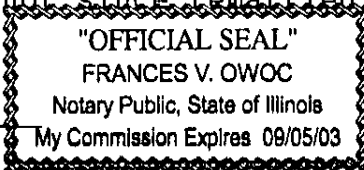
Dated November 2, 19 99

Signature:

Joseph S. Ferrans  
Grantor ~~xxxxAgentxx~~

Subscribed and sworn to before me by the said Joseph S. Ferrans, a widower and ~~not since remarried~~ this 2nd day of November, 19 99.

Notary Public Frances V. Owoc



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 November 2, 19 99

Signature:

Joseph S. Ferrans  
Grantee ~~xxxxAGENT~~

Subscribed and sworn to before me by the said Joseph S. Ferrans, as sole beneficial interest holder of this 2nd day of November, 19 99. Community Savings Bank, Trust Number LT-1435 dated November 2, 1999

Notary Public Frances V. Owoc

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.)

