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MORGAN, LANOFF, COOK & MADIGAN
ATTORNEYS AT LAW
ONE FIRST NATIONAL PLAZA - SUITE 2700
CHICAGO, ILLINOIS 60670
TELEPHONE FINANCIAL 6-3055

22 702 364

2nd

62-98-637K

DEED IN TRUST

(Illinois)

22 702 364

THE GRANTOR EDMUND GRONKIEWICZ

of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Conveys and QUIT CLAIMS unto Peoples First National Bank of Miami Shores, Florida, Russell C. Gay and Charles J. Morgan, as Trustees under the provisions of a trust agreement dated the 2nd day of May, 1969, and known as Trust Number T-54, also known as the Trust under the Will of Chester A. Gage, (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 following described real estate in the County of Cook and State of Illinois, to wit:

THIS INSTRUMENT PREPARED BY JAMES E. McFARLAND, ATTY. AT LAW
#2700 - ONE FIRST NATIONAL PLAZA, CHICAGO, ILLINOIS 60670

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Unit '2-D' as delineated on Plat of Survey of the Following described Parcel of Real Estate (hereinafter referred to as 'Parcel'): Lot 4 (except the North 40 feet), all of Lots 5, 6 and 7 and the North 3 feet of Lot 8 in Block 4 in Part of River Forest being a Subdivision of part of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian as surveyed for 'The Suburban Home Mutual Land Assn' according to the Plat thereof recorded, on June 23, 1890 as Document 1291334 in Book 43 of Plats, Page 20, in Cook County, Illinois, which Plat of Survey is attached as Exhibit 'A' to Declaration of Condominium made by River Forest State B & T Company, a Corporation of Illinois, as trustee under Trust Agreement dated May 28, 1970 and known as Trust No. 1641, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 22296294 together with an undivided 31 per cent interest in said Parcel (excepting from said Parcel the property and space comprising all of the units thereof as defined and set forth in said declaration and Plat of Survey).

NO TAXABLE CONSIDERATION

700

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 re-subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to

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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.

THIS INSTRUMENT PREPARED BY JAMES E. McPARLAND, ATTY. AT LAW,
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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 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 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 trust's 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.

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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 Title 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.

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 his hand and seal this 26th day of APRIL, 1974.

Edmund Gronkiewicz (SEAL) _____ (SEAL)
EDMUND GRONKIEWICZ

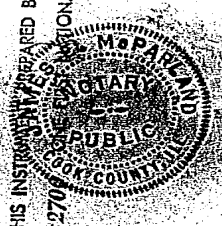
(SEAL) _____ (SEAL)

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 EDMUND GRONKIEWICZ 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 26 day of APRIL, 1974.

Commission expires _____ 19____.



James E. McParland
NOTARY PUBLIC

MORGAN, LANOFF, J. J. Address of Property
Name 410 Ashland Avenue
Address RIVER FOREST, ILL
City, State and Zip CHICAGO, ILL. 60670

Mail to: GRANTOR

702 364

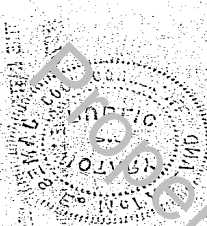
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COOK COUNTY, ILLINOIS
FILED FOR RECORD

William A. Chen
RECORDER OF DEEDS

MAY 1 1974 12 45 PM

#22702364



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END OF RECORDED DOCUMENT

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