

WARRANTY DEED IN TRUST

This instrument prepared by Eleanor E. Ivans 1500 W. Higgins Rd. Park Ridge, Illinois

APR 23 PM 1 23 062 858 APR-28-75 986604 • 23062358 • A

RECORDED WITH COOK COUNTY CLERK 5.00

THIS INDENTURE WITNESSETH, That the Grantor Eleanor E. Ivans, divorced and not since remarried, of 1500 W. Higgins Rd., Park Ridge,

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: Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 15th day of April 1975 known as Trust Number 2885, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 3 in Virginia Lake Subdivision Unit No. 3, being a subdivision of part of the Southwest quarter and part of the Southeast quarter of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois

5.00

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect, defend, defend and premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to redivide and property as often as deemed necessary to contract to sell, to grant options to purchase or to sell on any terms, to convey either with or without consideration, to convey and premises or any part thereof to a successor or successors of the grantor 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 and property, or any part thereof, in lease and property or any part thereof, from time to time, in possession or reversion, by lease (to commence at present or future date), and upon any terms and for any period or periods of time, but exceeding in the case of any single lease the term of 199 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 to purchase the whole or any part of the reversion and to contract respecting the manner of using 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 appurtenant to said property, 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 by said premises, or be obliged to see that the terms of this deed have been complied with or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged 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, in that at the time of the delivery thereof the trust created by this deed, and by said trust agreement was in full force and effect, in that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said deed and in said trust agreement or in some amendment thereof and pending upon all beneficiaries thereunder, in that said trustee was duly authorized and empowered to execute and deliver such deed, trust deed, lease, mortgage or other instrument and in that 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 such and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, profits and dividends 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, interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, profits and dividends therefrom as aforesaid.

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 in force.

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.

In Witness Whereof the grantor hereunto set her hand and seal on the 15th day of April 1975

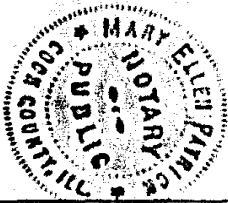
(Seal) Eleanor E. Ivans (Seal)

(Seal) (Seal)

Grantee's Address: 4777 N. Harlem Av., Harwood Heights, Ill

State of Illinois ss I, Mary Ellen Patrick a Notary Public in and for said County in the state aforesaid, do hereby certify that Eleanor E. Ivans

personally known to me to be the said person whose name subscribed to the foregoing instrument appeared before me this day in person and acknowledged that 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 15th day of April 1975



Mary Ellen Patrick Notary Public

PARKWAY BANK AND TRUST COMPANY BOX 475

1022 Cooper Drive, Palatine, Ill

For information only insert street address of above described property

EXEMPT UNDER PROVISIONS OF PARAGRAPH 6, SECTION 4, REAL ESTATE TRANSFER TAX ACT. #15785 Mrs. E. E. Ivans DATE

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