

DEED IN TRUST (Warranty Deed)

Form 402 - 7-54 - 1-14

This Indenture Witnesseth, That The Grantor...s.,

Edward J Cunat and Lillian Z. Cunat, his wife

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 THE LAWNDALE

TRUST AND SAVINGS BANK located in the City of Chicago, County of Cook and State of Illinois, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, as Trustee under

the provisions of a trust agreement dated the 8th day of December 1975, and

known as Trust Number 6403, the following described real estate in the County of

Cook and State of Illinois, to-wit:

Lot 18 in Robert J. Bremer's Subdivision of Block 9, in Goodwin, Balestier and Phillip's Subdivision of the West half of the South West quarter of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian

STATE OF ILLINOIS DEPARTMENT OF REVENUE REAL ESTATE TRANSACTION TAX RECEIPT JANUARY 20 1976 \$20.00

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 and to otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in fees, or on reversion, by leases to commence in present 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 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 rentals, to partition or to exchange said property, or any part thereof, or 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 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 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 trusts, 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.

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 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.

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 s. aforesaid ha. vs. hereunto set their hand, s. and seal, s. this 23rd day of December 1975.

Edward J. Cunat [Signature]
Lillian Z. Cunat [Signature]

Address of property
2840 So. Hamlin Ave.
Chicago, Ill.
Real Estate tax bills to be mailed
David Fernandez
2840 So. Hamlin Ave
Chicago Ill. 60623

This Deed prepared by Wm. R. Kucera Atty 3901 W. 26 St. Chicago, Ill

23 370 144

STATE OF ILLINOIS }
COUNTY OF COOK } ss.



I, John J. Kucera, a Notary Public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY,
That Edward J. Cunat and Lillian Z. Cunat
his wife

personally known to me to be the same person.s whose name.s are.....
subscribed to the foregoing Instrument, appeared before me this day in
person and acknowledged that ..theY. signed, sealed and delivered the said
Instrument as their 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, A. D. 1975.

John J. Kucera
NOTARY PUBLIC.

COOK COUNTY
FILED

JAN 26 12 51 PM '75

*23370144

Edward J. Cunat

Box 1000
BOX 624

Trust No. 6403

DEED IN TRUST
(WARRANTY DEED)

Edward J. Cunat and
Lillian Z. Cunat

to
The Lawndale Trust and
Savings Bank
Trustee

5011-11

John J. Kucera
The Lawndale Trust and
Savings Bank
3333 WEST 26th STREET
CHICAGO, ILLINOIS