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WARRANTY DEED IN TRUST

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors George F. Miller and Linda L. Miller, his wife, as joint tenants

of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN and 00/100 ($10.00) Dollars ($ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto LA GRANGE STATE BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 3rd day of May 19 78, and known as Trust Number 4854, the following described real estate in the County of Cook and State of Illinois, to-wit:

10.15

Grantee's Address: 14 S. LaGrange Road LaGrange, Il. 60525

Lot 21 in Block 6 in Chicago Title and Trust Company's Forest Preserve Addition to La Grange Park, being a resubdivision of West one-half (1/2) of West 12.02 acres of the Southwest one quarter (1/4) of Section 27, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: covenants, conditions & restrictions of record; utility easements, road, highways; special taxes or assessments for improvements unconfirmed and special tax or assessments, installments not due at the date hereof, of any special tax or assessments for improvements heretofore completed; general taxes for the year 1979 and subsequent taxes.

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 Agreement set forth.

Full power and authority is 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 and to vacate any subdivision or part thereof, and to resubdivide 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 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 at any time thereafter and for any period or periods of time, 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, or any successor in trust, 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, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, 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, or any successor in trust, 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 terms, 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 or any successor in trust 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, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither LA GRANGE STATE BANK, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything or omitted to be done in the premises hereunder or under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any such liability being expressly waived by the Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as the Trustee and its successors in trust and the beneficiaries under said Trust Agreement are concerned, the owner of any indebtedness or claim arising in connection with said real estate may look only to the real estate for the payment or discharge thereof.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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, the intention hereof being to vest in LA GRANGE STATE BANK the entire legal and equitable title in fee simple, in and to all of the real estate described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate any conveyance or other instrument (other than a lease for a period of three years or less) unless the name of the person or persons entitled to the same, or a memorial, pursuant to the statute in such case made and provided, shall be entered upon the certificate, or a statement be made upon the certificate that such conveyance is made pursuant to this Trust Agreement, and the Registrar is hereby directed to refer to this Deed, and to said Trust Agreement, by the date hereof, in all certificates issued hereafter, covering said real estate or any part thereof.

Whenever said Trustee shall be required to produce the said Agreement or a copy thereof, or any memorial thereof, or any certificate therefrom, it shall be sufficient for said Trustee to produce a copy of this Deed, and to refer to the date hereof and to the recording thereof, and to the name of the Trust.

Said Trustee shall have no duty to see to the application of the purchase money, rent or money borrowed or advanced on said real estate, or to see that the terms of said Trust Agreement have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, or to see to the appointment of any successor Trustee, or to see that any transfer, change or removal of Trustee is in accordance with the provisions of said Trust Agreement, or to see to any of the powers and duties of said Trustee. Said Trustee may execute any of the powers hereof and perform any duties hereunder either directly or through agents or attorneys, and may consult with counsel and shall not be liable for any action taken or suffered in good faith in accordance with the advice of such counsel.

Said Trustee shall not be liable for any error of judgment or for any act done or omitted in good faith or for any mistake of fact or law, or for anything which it may do or refrain from doing in connection herewith, except for its own willful misconduct or gross negligence.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 14th day of February 1980.

George F. Miller (SEAL) Linda L. Miller (SEAL)

GEORGE F. MILLER LINDA L. MILLER

(SEAL) (SEAL)

State of ILLINOIS, County of DU PAGE } ss.

I, Bonnie M. Messinger a Notary Public in and for said County in the state aforesaid, do hereby certify that George F. Miller and Linda L. Miller, his wife

personally known to me to be the same person s whose name s 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 14th day of February 1980.

Bonnie M. Messinger

Notary Public

This instrument prepared by:

DONALD G. MESSINGER
Attorney at Law
15 Spinning Wheel Road
Hinsdale, IL 60521
312 981-1606

MAIL TO

La Grange State Bank
MAIL TO: 14 SOUTH LA GRANGE ROAD
LA GRANGE, ILLINOIS 60525

1435 Cleveland Ave. LaGrange Park, Il. 60525

For information only insert street address of above described property

500-12-1M FLEETWOOD PRESS

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT OF REVENUE MAR 1980 3.50

Cook County REAL ESTATE TRANSACTION TAX

25396438

END OF RECORDED DOCUMENT

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