

GEORGE E. COLE  
LEGAL FORMS

NO. 1990  
April, 1980

DEED IN TRUST  
(ILLINOIS)

7 JUL 83 2:10

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

JUL-7-83 746855 26677298 A - REC 10.20

THE GRANTOR, JAMES R. BAUM, a widower and not since remarried

26677298

of the County of Lake and State of Illinois  
for and in consideration of Ten and 00/100 (\$10.00)  
Dollars, and other good and valuable considerations in hand paid,  
Convey S and (WARRANT /QUIT CLAIM /)\* unto

JAMES R. BAUM

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)  
as Trustee under the provisions of a trust agreement dated the 5th day of April, 1983 and known as Trust Number 82217 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successor in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit: Lot 15 IH Block 7 in Arlington Park, a Subdivision of the North 1/2 of the Northwest 1/4 (except the North 25 feet thereof) of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, lying Northeasterly of the Northernly Line of right of way of Chicago and Northwestern Railway Company, in Cook County, Illinois.

Subject to: All matters of record

TO HAVE AND TO HOLD the above 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 and 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 wit: 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 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 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 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 hereunder; (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, and surrenders any and all right or benefit under and the value 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 7 day of July, 1983

JAMES R. BAUM (SEAL) \_\_\_\_\_ (SEAL)  
JAMES R. BAUM

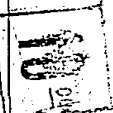
State of Illinois, County of \_\_\_\_\_ ss.  
I, the undersigned Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JAMES R. BAUM a widower and not since remarried personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared 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.

Witness my hand and official seal, this 7 day of July, 1983

Bruce M. Jancovic  
NOTARY PUBLIC  
This instrument was prepared by Bruce M. Jancovic, 1000 W. Touhy, Park Ridge, IL 60068  
(NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE  
LAW OFFICE OF  
MAIL TO: BRUCE M. JANCOVIC, LTD.  
1000 WEST TOUHY AVENUE  
PARK RIDGE, ILLINOIS 60068  
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_  
ADDRESS OF PROPERTY:  
1000 N. Patton  
Arlington Heights, IL  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
James R. Baum  
Box 2539 RFD, Long Grove, IL  
(Name)  
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
THIS DOCUMENT EXEMPT PER  
PAPAG. 6 ILL. REV. STAT.  
7-7-83



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