8 6 1 7 2 0 0 1

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

That part of Block 12 in Van Vlissingen Heights Subdivision, a Subdivision of parts of the East 2/3 of the North West 1/4 and the West 1/2 of the North East 1/4 North of the Indian Boundary Line of Section 12, Township 37 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded May 25, 1926 as Document 92866759 bounded and described as follows:

Commencing at a point 23 feet North of the South line and 136 feet 5 1/2 inches East of the West line of Lot 14 in said Block 12 proceeding 125 feet East therefrom; Thence North 173 feet; Thence West 125 feet; Thence South 173 feet to point of beginning, in Cook County, Illinois.

PARCEL 2:

That part of Block 12 in Van Vlissingen Heights Subdivision aforesaid bounded and described as follows:

Commencing at a point 39 feet North of the South Line and 71 feet East of the West line of Lot 14 in said Block 12 proceeding 65 feet, 5 1/2 inches East therefrom; Thence North 105 feet, 6 inches; Thence West 65 feet 5 1/2 inches; Thence South 105 feet 6 inches to the point of beginning, in Cook County, Illinois

PARCEL 3:

Lots 1 and 2 and the West 7 feet of Lot 3 in Block 1 and the North 1/2 of the vacated East and West alley lying South of and adjoining said Lots 1 and 2 and the West 7 feet of Lot 3 in said Block 1 and the East 1/2 of vacated Chappel Avenue lying West of Lot 1 in Block 1 and lying West of and adjoining the North 1/2 of the vacated East and West alley lying South of and adjoining Lot 1 in Block 1 and in Van Vlissingen Heights Subdivision aforesaid.

ALSO,

Lots 1 to 10, both inclusive, and the North 1/2 of the vacated East and West alley lying South of and adjoining said Lots 1 to 10, both inclusive, in Block 12 and the West 1/2 of that part vacated Chappel Avenue lying East of and adjoining said Lot 10 in Block 12 and lying East of and adjoining the North 1/2 of said vacated East and West alley, also Lots 11 to 14, both inclusive, and Lots 35 to 38 both inclusive, and all that part of the vacated North and South alley lying between and adjoining said Lots 11 to 14, both inclusive, and 35 to 38 both inclusive and the South 1/2 of the vacated East and West alley lying North of and adjoining

said Lots 11 and 38 and lying North of and adjoining said vacated North and South alley in Block 12, also that part of the West 6 feet of vacated Chappel Avenue lying East of and adjoining said Lots 35 to 38 both inclusive (except the South 5 feet of Lot 35) and lying East of and adjoining said South 1/2 of said vacated East and West alley in Block 12 all in Van Vlissingen Heights Subdivision aforesaid excepting therefrom Parcels 1 and 2 above described, in Cook County, Illinois.

PARCEL 4:

Lot 3 (except the West 7 feet thereof) Lot 4 and the West 7 feet of Lot 5 in Block 1 and the North 1/2 of the vacated East and West alley lying South of and adjoining said Lot 3 (except the West 7 feet thereof); Lot 4 and the West 7 feet of Lot 5 in said Block 1 all in Van Vlissingen Heights Subdivision, a Subdivision of parts of the East 2/3 of the North West 1/4 and the West 1/2 of the North East 1/4 North of the Indian Boundary Line of Section 12, Township 37 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded May 25, 1926 as Document Number 9285759, in Cook County, Illinois.

PARCEL 5:

Lot 5 (except the West 7 feet thereof) and Lots 6 to 12, both inclusive, in Block 1 in Van Vlissingen Heights, a Subdivision of part of the East 2/3 of the North West 1/4 and the West 1/2 of the North East 1/4 North of the Indian Boundary Line of Section 12, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 6:

The North 1/2 of the vacated East and West alley lying South and adjoining Lot 5 (except the West 7 feet thereof) and Lots 6 to 12, both inclusive, in Block 1 in Van Vlissingen Heights aforesaid, in Cook County, Illinois.

PARCEL 7:

Lots 1 to 11, both inclusive, in Block 12 in Hugh Magennis 95th Street Subdivision of the East 1/2 of the West 1/2 of the North East 1/4 of fractional Section 12, Township 37 North, Range 14 East of the Third Principal Meridian, North of the Indian Boundary Line, in Cook County, Illinois.

PARCEL 8:

Lots 15 through 18 and the North 19.69 feet of Lot 19 in Block 12; together with all of the vacated North and South alley lying East of and adjoining the aforesaid Lots in Van Vlissingen Heights, a Subdivision of parts of the East 2/3 of the North West 1/4 and the West 1/2 of the North East 1/4 North of the Indian Boundary Line of Section 12, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 9:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 8 AS CREATED IN INSTRUMENT RECORDED AS DOCUMENT NUMBER 20459019.

86172001

86172001

TRUSTEE'S DEED

The above space for recorder's use only

REAL ESTATE TRANSACTION TAX

The Grantor, THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement dated the 1st day of October, 19 56, AND known as Trust Number 5758, in consideration of Ten and No/100ths Dollars ($10.00), and other valuable considerations paid, conveys and quit claims to Sandra T. Russell

of 7601 South Cicero Avenue, Chicago, Illinois 60652

the following described real estate in Cook County, Illinois:

FOR THE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

DO NOT MAIL TO:
This instrument prepared by:
Harriet Denisewicz, Trust Dept.
The Cosmopolitan National Bank
of Chicago
801 North Clark Street
Chicago, Illinois 60610

together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its ~~Assistant~~ Vice President and attested by its Assistant Trust Officer ~~or Assistant Cashier~~, this 27th day of March, 19 86.

THE COSMOPOLITAN NATIONAL BANK OF CHICAGO
CORPORATE SEAL

THE COSMOPOLITAN NATIONAL BANK OF CHICAGO
as Trustee as aforesaid, and not personally,

BY: [signature]
~~Assistant~~ Vice President

ATTEST: Geraldine M. Wilk
Assistant Trust Officer ~~or Assistant Cashier~~

County of Cook)
) SS.
State of Illinois)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY, THAT Corinne Bek ~~Assistant~~ Vice President of THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a national banking association, and Geraldine M. Wilk Assistant Trust Officer ~~or Assistant Cashier~~ of said national banking association, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such ~~Assistant~~ Vice President and Assistant Trust Officer ~~or Assistant Cashier~~, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth and the said Assistant Trust Officer ~~or Assistant Cashier~~ did also then and there acknowledge that he/she as custodian of the corporate seal of said national banking association did affix the said corporate seal of said national banking association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th day of April, 19 86

Harriet Denisewicz
Notary Public

FORM 2606 BANKFORMS, INC.

For information only insert street address of above described property.

Document Number 86172001

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-–'86
P.B.11196
0201103
500.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-–'86
P.B.11196
0201105
500.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-–'86
P.B.11196
0201104
500.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-–'86
P.B.11196
0201101
500.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-–'86
P.B.11196
0201102
500.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-–'86
P.B.11196
0201107
500.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-–'86
P.B.11196
0201106
500.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-–'86
P.B.11196
0201100
500.00

86172001

DEPT-01 RECORDING $14.25
T#3333 TRAN 0282 05/01/86 14:39:00
#0422 # A *-86-172001

Mail To: John W. Sereda, Jr.
11732 So. Western Ave.
Chicago, Ill. 60643

2 of 6

WARRANTY-DEED IN TRUST

86172002

The above space for recorder's use only

THIS INDENTURE WITNESSETH, *That the Grantor,* SANDRA T. RUSSELL, a spinster

of the County of Cook and State of Illinois, for and *in consideration* of the sum of TEN AND NO/100ths Dollars ($10.000), *in hand paid,* and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey s and Warrant s unto FORD CITY BANK AND TRUST CO., 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 10th day of February, 1986, and known as Trust Number 4509, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 9511--9539 S. Jeffrey Blvd. and 2015-2101 E. 95th St.
Chicago, Illinois

PERM. TAX NOS: 25-12-201-080
25-12-201-079
25-12-200-044
25-12-200-040
25-12-201-078
25-12-201-077
25-12-200-043

XXXXXXX

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 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* in praesenti or in future, 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 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 to see that the terms of this trust have been complied *with, or be obliged to inquire into* the authority, 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, or any successor in trust, *in relation to said real estate* shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, 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, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance *is made upon* the express understanding and condition that neither Ford City Bank and Trust Co., 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 it or they or its or *their agents or attorneys may do or omit to do* in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and *released. Any contract, obligation or* indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the *election of the Trustee, in its own name,* as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract obligation or indebtedness except only so far as the trust property and funds in the actual possession of the *Trustee shall be applicable for the payment* and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 any 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 said *Ford City Bank and Trust Co.* the entire legal and equitable title in fee simple, in and to all of the real estate above 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 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 said Trustee *shall not be required to produce* the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waive s and release s 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 her hand and seal this 28th day of March, 1986.

Sandra T. Russell (SEAL) (SEAL)
SANDRA T. RUSSELL

(SEAL) (SEAL)

State of ILLINOIS
County of COOK } SS.

I, JOHN W. SEREDA, JR. a Notary Public in and for said County, in the state aforesaid, do hereby certify that SANDRA T. RUSSELL, a spinster

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 she 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 28th day of April, 1986.

John W. Sereda, Jr.
Notary Public

Document prepared by:
JOHN W. SEREDA, JR.,
Attorney at Law
11732 S. Western Ave.
Chicago, Ill. 60643

GRANTEE

MAIL TO:
FORD CITY BANK and Trust Co
A SOLE-TAYLOR BANK
7601 SOUTH CICERO AVENUE
CHICAGO IL 60652

For information only insert street address of above described property

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

4/30/86
Date

Buyer, Seller or Representative

This space for affixing Riders and Revenue Stamps

86172002

Document Number

S1089871 (RSTME)

FC 12-6