

TRUSTEE'S DEED IN TRUST

87091829

Exempt under provisions of Paragraph E on 4, Real Estate Transfer Tax Act.

Date Buyer/Seller or Representative

The above space for recorder's use only

Midwest Bank and Trust Company, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Trustee in pursuance of a trust agreement dated the 29th day of March, 1979, and known as Trust Number 79-03-2923 party of the first part, and Midwest Bank & Trust Company, as Trustee, U/T/A dated 12/11/86 and Known as Trust # 86-12-5139 party of the second part. Grantee's Address: 1606 N. Harlem Ave., Elmwood Park, IL 60635 WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100----- Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit: Unit 2-E in River Forest Courts Condominium I as delineated on the Plat of Survey of the Following described Parcel of Real Estate: The South 1/2 of the East 108 Feet of the Following described Parcel: The North 20 feet 11 inches of Lot 30 and all of Lot 31 and Lot 32 (except the West 3 feet thereof dedicated for public alley) in Block 1 in Russell's Bonnie Brae Addition to River Forest being a Subdivision of the North 1/2 of the East 1/2 of the North East 1/4 of Section 1, Township 29 North, Range 12, East of the Third Principal Meridian (except therefrom the West 33 feet and the South 33 feet thereof dedicated to Village of River Forest for Street purposes) in Cook County, Illinois, which Survey is Attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25451003, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index Number: 15-01-205-061-1004

This conveyance is made pursuant to a Direction authorizing the party of the first part to convey directly to the party of the second part, and/or pursuant to authority granted in the Trust Agreement authorizing the party of the first part to convey directly to the party of the second part

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth

Full power and authority is hereby granted to said trustee to subdivide and reconstitute the real estate of any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof to execute contracts to sell, lease, mortgage or execute grants of options to purchase to execute contracts to sell on any terms, to convey either with or without consideration, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate, and to execute contracts respecting the manner of fixing the amount of present or future rentals to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to incur into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in Grantor by the terms of said deed or deeds in trust, pursuant to the trust agreement above mentioned. This deed is subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President and attested by its Asst. Trust Officer

this 2nd day of February, 1987

Midwest Bank and Trust Company As Trustee as Aforesaid: Grantor

By: [Signature] Attest: [Signature]

James J. [Signature] EXEMPTION APPROVED VILLAGE ADMINISTRATOR, VILLAGE OF RIVER FOREST 87091829

This space for affixing Adverses and Revenue Stamps

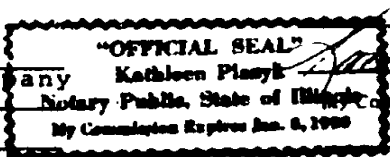
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STATE OF ILLINOIS }
COUNTY OF COOK } SS

On February 6, 1987 the foregoing instrument was acknowledged before me by
Barbara Love Vice President
of Midwest Bank and Trust Company, an Illinois corporation and by Angela McClain
Asst. Trust Officer of said Bank, who affixed the seal of said Bank, all on behalf of said Bank.

This instrument was prepared by:

Angela McClain
Midwest Bank & Trust Company
1606 N. Harlem Ave.
Elmwood Park, IL 60635



Kathleen Plank, Notary Public
Notary Public, State of Illinois, Commission Expires
My Commission Expires Jan. 6, 1990

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NAME Midwest Bank & Trust Company
1606 N. Harlem
STREET Elmwood Park, IL 60635
CITY

Unit 2-E, 1528 N. Harlem,
For information only. Insert street address of
above described property.
River Forest, IL 60305
Send subsequent Tax Bills to:
Midwest Bank & Trust Company,
Name
Trust 86-12-5139
Address

1606 N. Harlem Ave.
Elmwood Park, IL 60635



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