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1400 Irving Park Rd.
Niles, IL 60103
312/837-2700

RETURN TO: **Charter Bank**
AND TRUST OF ILLINOIS

TRUST NO. _____

DEED IN TRUST
(WARRANTY DEED)

TO
Charter Bank
AND TRUST OF ILLINOIS

TRUSTEE

BANK PRINT, INC.

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EXHIBIT A

LOT 331 IN BLOCK 7 IN CHARLEMAGNE UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1978, AS DOCUMENT 24,701,841, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 02-30-110-008

C.Boz

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Faint, illegible text, possibly a header or title area.

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EXHIBIT B

1. The plat of subdivision for Charlemagne Unit No. 3 recorded in the Office of the Cook County Recorder of Deeds on November 3, 1978 as Document No. 24701841, as amended by that certain Easement in favor of Illinois Bell Telephone Company and Commonwealth Edison Company recorded in the Office of the Cook County Recorder of Deeds on March 15, 1979 as Document No. 24881092, that certain Surveyor's Certificate of Correction dated April 24, 1979 and recorded in the Office of the Cook County Recorder of Deeds on May 31, 1979 as Document No. 24983424, that certain Surveyor's Certificate of Correction dated August 2, 1979 and recorded in the Office of the Cook County Recorder of Deeds on August 2, 1979 as Document No. 25081364 and that certain Surveyor's Certificate of Correction recorded in the Office of the Cook County Recorder of Deeds on October 10, 1985 as Document No. 25-230476 (the "Plat").
2. Easement for public utilities and drainage, as disclosed by the Plat.
3. Non-delinquent general real property taxes.
4. Covenants, conditions and restrictions of record.
5. Covenants, conditions and restrictions relating to fees for sewage handling and treatment, as contained in the Declaration of Covenants, Conditions and Restrictions for Sewage Disposal Service Fees, recorded January 17, 1978 as Document 24288424 and re-recorded September 18, 1978 as Document 24631282.
6. Special taxes or assessment for improvements not yet completed.
7. Any unconfirmed special tax or assesment.
8. Installments not due on the date hereof of any special tax or assessment for improvements theretofore completed.

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 309, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 20 RODS OF THE SAID NORTHWEST 1/4 WITH THE WEST LINE OF THE EAST 1 ACRE OF THE NORTH 10 ACRES OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 20 RODS OF THE NORTHWEST 1/4 OF SAID SECTION 11, 20.0 FEET; THENCE SOUTH ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, 60.0 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE 30.0 FEET; THENCE SOUTHEASTERLY 44.04 FEET, MORE OR LESS, TO A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; FROM A POINT 432.65 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11; THENCE EAST ALONG SAID RIGHT ANGLE LINE, 75.0 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 150.85 FEET TO A POINT 253.50 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 20 RODS OF SAID NORTHWEST 1/4 OF THE RODS OF SAID NORTHWEST 1/4 THAT IS 396.0 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST ALONG THE SAID SOUTH LINE OF THE NORTH 20 RODS A DISTANCE OF 263.83 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, CHICAGO CITY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 7164, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20,771,004; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

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