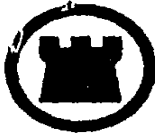


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WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

88090806

1988 MAR -2 PM 2:04

88090806

Form 91 R 1/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, CHARLES C. BROWN, married to ALEAN L. BROWN,

of the County of COOK and State of ILLINOIS for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 11th day of AUGUST 19 87, known as Trust Number 1090432 the following described Real estate in the County of COOK and State of Illinois, to-wit:

Lot 123 in Brookwood Point #2, being a Subdivision of part of the Northwest Quarter of Section 11, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

12⁰⁰PERMANENT TAX NUMBER: 32-11-105-006 DAO VOLUME NUMBER:

TO HAVE AND TO HOLD the said 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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to reserve and 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 donate, to dedicate, to mortgage, pledge or otherwise encumber said property, in any part thereof, to lease said property, or any part thereof, from time to time, in perpetuity or for term, by lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 premises 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, 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 appurtenant to said premises or any part thereof, and in legal 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 do in 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 to advance 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 deed, mortgage 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, assets 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, assets and proceeds thereof as for said.

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 depth etc. thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, so as to comply with the statute in such case made and provided.

And the said grantor hereby expressly waives B 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 grantor aforsaid has hereunto set his hand and seal this 11th day of AUGUST 19 87

Charles C. Brown (Sent)
CHARLES C. BROWN

(Sent)

(Sent)

(Sent)

THIS INSTRUMENT WAS PREPARED BY:
Donna Lewis, Attorney
205 N. Michigan, 41st Floor
Chicago, IL 60601

State of Illinois ss
County of Cook

I, the undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that CHARLES C. BROWN, married to
ALEAN L. BROWN,

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 notarial seal this 28th day of February 19 88

" OFFICE
DONNA LEWIS
NOTARY PUBLIC, STATE OF
MY COMMISSION EXPIRES 02/28/90

Donna Lewis
Notary Public

After recording return to:
Box 533 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St./Chicago, Ill. 60602
Attention: Land Trust Department

240 University Avenue, Glenwood, IL
For information only (not street address of above described property)

BOX 533 - HV

Section 4.

This space for affixing Paper and Revenue Stamp

Document Number

88090806

RECORD & RETURN TO LAND TRUST DEPT.
CHARGE CTS. 10.00

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Property of Cook County Clerk's Office



CHARGE
RECORD

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COOK (016)

MAR 2 - 1988

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CERTIFICATE OF EXEMPTION

THE UNDERSIGNED DONNA C. LEWIS

HEREBY STATES THAT THE DEED FROM CHARLES C. BROWN TO CHICAGO TITLE & TRUST

DATED 2-11-87 IS EXEMPT FROM THE VILLAGE

OF GLENWOOD REAL ESTATE TRANSFER TAX AS FOLLOWS: (in conformance with Sec. 25-106)

- (a) Deeds to property acquired by any governmental body or from any governmental body or deeds to property between governmental bodies, or by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- (b) Deeds which secure debt or other obligations.
- (c) Deeds, which without additional consideration, confirm, correct, modify, or supplement a deed previously recorded.
- (X) Deeds where the actual consideration is less than \$500.00.
- (e) Tax deeds.
- (f) Deeds of release of property which is security for a debt or other obligation.
- (g) Deeds of partition.
- (h) Deeds made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations pursuant to plans of reorganization.
- (i) Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- (j) Deeds wherein there is an actual exchange of real estate except that that money difference or money's worth paid from one to the other shall not be exempt from the tax.
- (k) Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration.

STATE FACTS SHOWING THE APPLICABILITY OF EXEMPTION TO DEED:

Property is being transferred to Trustee under a Trust Agreement naming Grantor as the
beneficiary, Trustee's fee is \$100.00.

DESCRIPTION OF PROPERTY: Single family home located at 240 University Avenue,
Glenwood, Illinois.

DATE: February 9, 1988

Donna Lewis

(SIGNATURE)

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Property of Cook County Clerk's Office