

ALL OF 1ST ADDITION TO SELTERGEN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 OF DECANINI RESUBDIVISION AS RECORDED NOVEMBER 7, 1963 AS DOCUMENT NUMBER 189649430) AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF, IN OWNER'S PARTITION OF LOTS 30, 31, 32 AND 33 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22699774, AND AS AMENDED BY DOCUMENT NUMBER 24394152; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF LOT 'A' IN SELTERGEN'S BRISTOL COURT, BEING A SUBDIVISION OF PISO LOTS 8 AND 10 IN OWNER'S PARTITION OF LOTS 31 TO 33 IN THE COUNTY CLERK'S DIVISION OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1966 AS DOCUMENT NUMBER 19852990.

PARCEL 1:

UNIT NUMBER 7/3 'J' AND GARAGE UNIT NUMBER 7/2 '-35 IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREIN REFERRED TO AS PARCEL):

All of their rights, title and interest of the decedent in and to the following described property: UNIT NUMBER 7/3 'J' AND GARAGE UNIT NUMBER 7/2 '-35 IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREIN REFERRED TO AS PARCEL):

THIS INDENTURE, made this 1st day of February, 1989, between DANIEL J. SULLIVAN, Independent Executor of the Estate of JEAN T. SULLIVAN, deceased (hereinafter referred to as "Party of the First Part"), and Midwest Bank and Trust as Trustee under the provisions of a trust agreement dated the Ninth day of January, 1989, and known as Trust Number 89-01-5684 (hereinafter referred to as "Party of the Second Part").

WITNESSETH, THAT WHEREAS, the Circuit Court of Cook County, Illinois, Probate Division, on the 15th day of August, 1988 in case No. 88 P 7312, Docket 949, Page 582 appointed Party of the First Part as Independent Executor of the Estate of JEAN T. SULLIVAN, deceased;

WHEREAS, the Party of the First Part sold the real estate to the Party of the Second Part for \$77,500.00 pursuant to Section 28-8 of the Illinois Probate Act, in consideration of the sum of SEVENTY-SEVEN THOUSAND FIVE HUNDRED and NO/100 DOLLARS (\$77,500.00);

NOW, THEREFORE, this Indenture witnesseth, that the Party of the First Part, for and in consideration of the premises and the sum of \$77,500.00 and other good and valuable consideration, to him in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, has granted, sold and conveyed and by these presents does grant, sell and convey unto Midwest Bank and Trust as Trustee under the provisions of a trust agreement dated the Ninth day of January, 1989, and known as Trust Number 89-01-5684 all of the interest of the decedent in and to the following described real estate situated in the County of Cook and State of Illinois, to wit:

INDEPENDENT EXECUTOR'S DEED

89117498

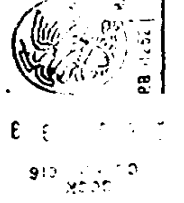
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Cook County REAL ESTATE TRANSFER TAX NO. 1489 CITY OF PARK RIDGE REAL ESTATE TRANSFER STAMP

86421168

1300

STATE OF ILLINOIS DEPARTMENT OF REVENUE



COMMONLY KNOWN AS UNIT 3J, 200 THAMES PARKWAY, PARK RIDGE, ILLINOIS.

Permanent Real Estate Tax No. 09-34-102-045-1218 09-34-102-045-1661

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or 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 donate, 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 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 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 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, 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 thereunder; (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

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Attorney for DANIEL J. SULLIVAN, Independent Executor

(312)855-4319

Chicago, Illinois 60606

225 W. Washington, Suite 1300

Chuhak Tesson Kleinlen Feinberg & Grasso, P.C.

KEVIN J. RYAN

This Deed was prepared by:

MATTHEW J. DEFRANZO

6911 W. NORTH AVE

CHICAGO IL 60631

MAIL TO

BOX 333-GG

4-18-90

Commission Expires:

Notary Public

[Signature]

I, Daniel J. Sullivan, a Notary Public in and for the said County and State, do hereby certify that DANIEL J. SULLIVAN, Independent Executor of the Estate of JEAN T. SULLIVAN, deceased, 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 sign, seal and deliver the said instrument as such Independent Executor, as his free and voluntary act, for the uses and purposes therein set forth, given under my hand and seal, this 18th day of March, 1989.

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.)

DANIEL J. SULLIVAN,
Independent Executor of the
Estate of JEAN T. SULLIVAN,
deceased

IN WITNESS WHEREOF, the Party of the First Part as Independent Executor of the Estate of JEAN T. SULLIVAN, deceased, has hereunto set his hand and seal, the day and year first written above.

And the said grantor hereby expressly waives and releases 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.

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.

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.

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.

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