

WARRANTY DEED IN TRUST

The above space for remarks use only

THIS INDENTURE WITNESSETH, That the Grantor(s) Ronald C. Kirchwehm and Margaret Kirchwehm, his wife, as joint tenants of the County of Cook and State of Illinois for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveyed and Warranted unto PALOS BANK AND TRUST COMPANY, 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 certain Trust Agreement, dated the 14th day of March 1990 and known as Trust Number 1-2994, the following described real estate in the County of Cook and State of Illinois to-wit:

Lot 35 and the South 10 Feet of Lot 36 in Block 7 in P.H. Bartlett's 2nd Addition to Greater 79th Street Subdivision of the South East Quarter of the South West Quarter (except the West 166 Feet thereof) in Section 30, Township 38 North, Range 13, East of the 6th Principal Meridian, in Cook County, Illinois.

RECORDING \$13.00
TRAN 0171 03/16/90 10:57:00
#0365 + A * -90 - 118313
COOK COUNTY RECORDER

19-30-307-047-0000

90118313

SUBJECT TO

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 acquire, manage, protect and subdivide said real estate as 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 any 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 to 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 lease to commence in present 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 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 terms and provisions thereof or any lease or leases 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, in partition or to exchange said real estate, or any part thereof, for any real or personal property, to get grant statements or charges of any kind, to release, convey or sell any right, title or interest in or about or as appurtenant to said real estate or any part thereof, and to deal with said real estate and any part thereof in all other ways and for such other considerations as it may 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 the application, deed or mortgage, or to see the purchase money, rent or money received 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 any such conveyance lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and the 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 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 the said Bank, 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, contractually, obligatorily or otherwise, incurred, assumed and accepted 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 as to 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 whatsoever 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, profits 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 great, legal or equitable, in or to said real estate, as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described, and to all of the title to any of the above real estate is now or hereafter registered, the Registrar of Titles hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" 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 of 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.

The said grantor(s) hereby expressly waive(s) any and all right of homestead claim(s) and all right of 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(s) aforesaid ha(s) (had) herewith set (his) (her) (their) hand(s) and seal(s) this

14th day of March 1990
Ronald C. Kirchwehm (SEAL) Margaret H. Kirchwehm (SEAL)
Ronald C. Kirchwehm (SEAL) Margaret H. Kirchwehm (SEAL)

State of Illinois 1. the undersigned, as Notary Public in and for said County, in the state aforesaid, do County of Cook hereby certify that Ronald C. Kirchwehm and Margaret Kirchwehm, his wife as joint tenants

personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (she) (they) signed, sealed and delivered the said instrument as (his) (her) (their) 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 14th day of March 1990
Robert Peters Notary Public

MAIL TO: Grantee's Address:
PALOS BANK AND TRUST COMPANY
TRUST DEPARTMENT
141 - 1 - 19 (REV. 10-74) PALOS BANK AND TRUST COMPANY, INC.

For information only intert street address of above described property:
7803 South New England Ave.
Burbank, Ill. 60459
City State
Permanent Tax Number 19-30-307-047-0000

This Instrument Prepared By: Robert Peters
1021 W. Armitage Ave., Chicago, Ill. 60614

#00 26-217 61-1-11

THIS INSTRUMENT PREPARED BY
MARY KEY BURKE
NOTARY PUBLIC
STATE OF ILLINOIS
141 - 1 - 19 (REV. 10-74)

OFFICIAL SEAL
Mary Key Burke
Notary Public
State of Illinois
141 - 1 - 19 (REV. 10-74)

90118313

Box 911

Section 4.
Buyer of Property
3/14/90
Date