

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor William A. Peterson and Patricia Peterson, his wife,
of the County of Cook and State of Illinois, for and in consideration of the sum
of Ten dollars and 00/100 (\$10.00) Dollars,
(\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby
duly acknowledged, Convey and Quit Claim unto Capitol Bank and Trust, an Illinois banking corporation
whose address is 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of
Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of February, 1990, and
known as Trust Number 1980, the following described real estate in the County of Cook
and State of Illinois, to-wit:

LOT 38 IN BLOCK 3 IN FEUERBON AND KLODE'S IRVINGWOOD SUBDIVISION IN THE
WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N. : 12-23-201-025-0000 Exempt under Real Estate Transfer Tax Act Sec. 4
Par. E & Cook County Ord. 95104 Par.

Wm A Peterson DESIGN. RECORDED 13.25
THREE THIRTY 04/21/90 10:54:00
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TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein set forth
said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee with respect to the real estate or any part or parts of it, and at any time or
times to improve, manage, protect and defend the said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to
locate any subdivision or part thereof, to lease, to sell, to grant options to purchase, to sell on any terms, with or without consideration, to convey said real estate 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 mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate,
or any part thereof, from time to time, in person or otherwise, by lease to commence in the present or in the future and upon any
term and for any period or periods of time, not extending to the use of any single device the term of 120 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 real estate and to contract respecting the manner of fixing the amount of present or future taxes, to
petition or to exchange or sell real estate, 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 real estate or any part thereof,
and to deal with said real estate and every part thereof in the same ways and for such other considerations as would be lawful for any
person owning the same to deal with the same, whether similar 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 otherwise disposed of by said Trustee, or any successor in trust, be obliged to
see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the
terms of the title 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 the Trust Agreement, and every deed, mortgage, lease
or other instrument executed by said Trustee, or any successor in trust, in relation to said trust property shall be conclusively evidence
in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery
thereof the trust created by this deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instru-
ment was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all
amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly
authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the con-
veyance is made to a successor or successors in trust, that such successor or successors in trust are fully advised of and are fully
vested with all the title, estate, rights, powers, authorities, duties and obligations of its or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, neither 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 if they or
its or their agents or attorneys may do or omit to do in or about the said real estate or any part thereof, 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 waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in con-
nection 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 a special trust
and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness
except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and dis-
charge thereof). All persons and corporations whomsoever 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, avails and proceeds arising from the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to
vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby directed not to issue notes or
in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitation", or words of
similar import, in accordance with the statute in such case made and provided.

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.

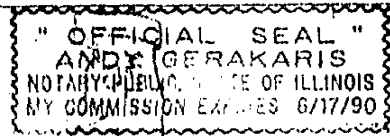
IN WITNESS WHEREOF, the Grantor William A. Peterson aforesaid he Patricia Peterson hereunto set hand and seal this
day of March, 1990
William A. Peterson [Seal] Patricia Peterson [Seal]
WILLIAM A. PETERSON PATRICIA PETERSON

STATE OF _____ } ss.
COUNTY OF _____ }

I, _____, a Notary Public in and for said County, in the State
aforesaid, do hereby certify that William A. Peterson and Patricia Peterson, his wife
personally known to me to be the same person S whose name S
subscribed to the foregoing instrument, appeared be-
fore me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and volun-
tary 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 3rd day of March, 1990
Commission expires 6-17 1990 Ray A. J. NOTARY PUBLIC

MAIL TO:
TRUST DEPT.
Capitol Bank and Trust
4801 W. Fullerton
Chicago, IL 60639



ADDRESS OF PROPERTY:
3942 N. Plainfield
Chicago, Illinois 60634
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
William A. Peterson
(Name)
3942 N. Plainfield
(Address)
Chicago, IL 60634

Document Prepared By:
Korshak & Beaulieu
5339 W. Belmont Ave., Chicago, IL 60641

90188275
AFFIX RIDERS OR REVENUE STAMPS HERE

DOCUMENT NUMBER
90188275

RETURN TO: Capitol Bank and Trust
4801 West Fullerton
Chicago, Illinois 60639

TRUST NO. _____

UNOFFICIAL COPY

DEED IN TRUST

(QUIT CLAIM DEED)

TO

CD **CAPITOL BANK
AND TRUST**
4801 W. Fullerton • Chicago, Illinois 60639 • (312) 622-7100
Member FDIC

TRUSTEE

Property of Cook County Clerk's Office

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