

TRUSTEE'S DEED
INDIVIDUAL

91268529

(The Above Space For Recorder's Use Only)

GRANTOR, Bank of Chicago/Garfield Ridge F/K/A Garfield Ridge Trust & Savings Bank, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 28th day of July 19 89, and known as Trust Number 89-7-15, for and in consideration of the sum of TEN & 00/100

Dollars (\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto MARQUETTE NATIONAL BANK, as Trustee under Trust Agreement dated May 6, 1991, and known as T/N 12565 of 6316 S. Western Avenue in the City of Chicago, County of Cook, State of Illinois 60636 the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

See Exhibit "A" attached hereto and made a part hereof.

92803
MSB 50-32

Property of Cook

1991 JUN 7 PM 12:33

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TO HAVE AND TO HOLD the aforescribed property forever.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, subject, however, to the liens of all trust deeds and/or mortgages upon said real estate, if any, affecting in said county, all unpaid general taxes and special assessments and other liens and claims of any kind, pending litigation, if any, affecting the said real estate, building lines, building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; zoning and building laws and ordinances, mechanics' lien claims, if any; easements of record, if any, and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (Executive) (Assistant) (Vice President) (Trust Officer) and attested by its (Executive) (Assistant) (Vice President) (Trust Officer) this 29th day of May, 19 91.

Bank of Chicago/Garfield Ridge F/K/A Garfield Ridge Trust & Savings Bank as Trustee, as aforesaid, and not personally
By *[Signature]*
its (Executive) (Assistant) (Vice President) (Trust Officer)
ATTEST by *[Signature]*
(Assistant) (Vice President) (Trust Officer)

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named ~~Executive~~ (Assistant) (Trust Officer) and ~~Assistant~~ (Assistant) (Vice President) (Trust Officer) of Bank of Chicago/Garfield Ridge F/K/A Garfield Ridge Trust & Savings Bank, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Executive~~ (Assistant) (Vice President) (Trust Officer) and ~~Assistant~~ (Assistant) (Vice President) (Trust Officer) respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth, and the said ~~Executive~~ (Assistant) (Vice President) (Trust Officer) then and there acknowledged that said ~~Assistant~~ (Assistant) (Vice President) (Trust Officer), as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois banking corporation to be affixed to said instrument as the free and voluntary act of said ~~Executive~~ (Assistant) (Vice President) (Trust Officer) and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of May, 19 91

" OFFICIAL SEAL "
TRACY ANN ZOOK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/5/93

[Signature]
Notary Public
My Commission Expires: 5/5/93

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 5 9 7 50
REVENUE

COOK COUNTY
REAL ESTATE TRANSACTION TAX
48.75
STAMPS OR REVENUE STAMPS HERE

MAIL TO:

THE LAW OFFICES OF DAVID C. DINEFF
7936 West 87th Street
Justice, IL 60458.

DOCUMENT PREPARED BY THOMAS P. RUSSIAN
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
15255 S. 94th Ave., #601, Orland Park, IL 60462

SEND SUBSEQUENT TAX BILLS TO 60462
(Name)
(Address)
ADDRESS OF PROPERTY Unit E-2
8154 Daniel Drive
Justice, IL 60458
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

DOCUMENT NUMBER

91268529

EXHIBIT "A"

Legal Description:

THAT PART OF LOT 1 IN MODERN JUSTICE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0°02'15" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 62.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'15" EAST, ALONG THE LAST DESCRIBED LINE, 19.95 FEET; THENCE SOUTH 89°57'45" EAST 81.50 FEET TO A POINT 25.50 FEET WEST OF THE EAST LINE OF SAID LOT 1, AND 82.88 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 0°02'15" WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 19.95 FEET; THENCE NORTH 89°57'45" WEST 91.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

18-35-203-013-014-027.

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PARCEL 2:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED MAY 10, 1990 AND RECORDED MAY 16, 1990 AS DOCUMENT 90225800 FOR INGRESS AND EGRESS.

SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED MAY 10, 1990 AND RECORDED MAY 16, 1990 AS DOCUMENT 90225800, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE LAND HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

SUBJECT TO: GENERAL TAXES FOR THE YEAR 1990 AND SUBSEQUENT YEARS; PUBLIC AND UTILITY EASEMENTS; BUILDING LINES; ZONING AND BUILDING LAWS AND ORDINANCES; DECLARATION FOR THE COURTYARD TOWNHOMES OF JUSTICE.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN.

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 redivide 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 praesenti or 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 195 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, (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 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 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, 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.

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.

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