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RECORDING REQUESTED BY:

9 2 6 0 1 4 3 6

Antonio & Rina Franceschina
117 Shahan Court
Antioch, CA 94509

DEPT OF RECORDING \$25.00
TRON 4050 09/00/92 11:33:00
19611 # 46 --- 2 --- 5 6 5 4 3 2
COOK COUNTY RECORDER

WHEN RECORDED, MAIL TO:
SAME AS ABOVE
MAIL TAX STATEMENTS TO:
SAME AS BEFORE

92664436

SPACE ABOVE FOR RECORDER'S USE

TRUST TRANSFER DEED

NOTICE: THIS CONVEYANCE IS TO A TRUST NOT PURSUANT TO A SALE AND IS EXEMPT FROM TAX AND THE UNDERSIGNED ARE THE DECLARANTS AND TRUSTEES ON THE EFFECTIVE DATE OF THIS INSTRUMENT.

APN: 09-20-202-038-1034

GRANT DEED

Antonio Franceschina and Rina Franceschina, husband and wife, as joint tenants,

do hereby grant to THE FRANCESCHINA FAMILY TRUST, whose Trustees are, at the time of recording, Antonio Franceschina and Rina Franceschina, whose successors and appointees are also named in that instrument known as the CERTIFIED EXTRACT OF TRUST AGREEMENT of said trust agreement, identified as EXHIBIT "B", attached hereto and made a part hereof, all that real property situated in the City of Chicago, County of Cook, State of Illinois, described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

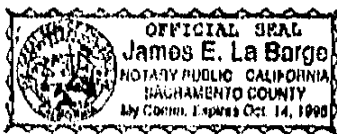
August 21, 1992
Dated

State of California
County of Cook

Antonio Franceschina
Antonio Franceschina
Rina Franceschina
Rina Franceschina

On this 21 day of August, in the Year of 1992 before me, the undersigned, a Notary Public, appeared Antonion Franceschina and Rina Franceschina, personally known to me (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

Witness my hand and official seal.



James E. La Barge
NOTARY PUBLIC
State of California

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\$25.00

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EXHIBIT "A" (LEGAL DESCRIPTION)

UNIT NO. 312 IN THE 835 PAVISON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 126, THE SOUTH 16.0 FEET OF LOT 127 (EXCEPT THE EAST 50 FEET THEREOF), THE NORTH 34.0 FEET OF LOT 128 (EXCEPT THE EAST 50 FEET THEREOF) THE WESTERLY 112.0 FEET OF THE SOUTHERLY 32.0 FEET OF LOT 128, THE WESTERLY 112 FEET OF THE NORTHERLY 18.0 FEET OF LOT 129, THE EASTERLY 45 FEET OF THE WESTERLY 157 FEET OF THE SOUTHERLY 32 FEET OF LOT 128, THE EASTERLY 45 FEET OF THE WESTERLY 157 FEET OF LOT 129 AND THE NORTHEASTERLY 50 FEET OF 1/2 LOT 127 IN ORIGINAL TOWN OF RAND IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 20663148 AND FILED AS DOCUMENT LR 2051469, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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END OF EXHIBIT "A" (LEGAL DESCRIPTION)

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EXHIBIT "B"

CERTIFIED EXTRACT OF TRUST AGREEMENT THE FRANCESCHINA FAMILY TRUST

1. That ANTONIO FRANCESCHINA, social security number 322-34-6560 and RINA FRANCESCHINA, social security number 332-50-5586 as Trustors and Trustees, executed a Declaration of Trust, and that said Declaration is not of record in any court. Said Declaration of Trust is entitled THE FRANCESCHINA FAMILY TRUST.
2. That the present beneficiaries under the terms of said Declaration of Trust are the Trustors so long as they are living and the Trustors' heirs as designated in the Declaration of Trust.
3. That the power and authority of the Trustees with respect to the trust property include, by way of illustration, the following:
 - A. To apply for and receive life insurance on the life of any person; to accept the ownership and beneficial interest of life insurance, which may be transferred to the Trustee without responsibility as to the payment of premium. The insuring companies have no responsibility as to the payment of premiums. The insuring companies have no responsibility other than to pay the proceeds of the policies to the named beneficiary and are not required to examine the Declaration of Trust at any time;
 - B. To sell, convey, lease, exchange, abandon, pledge for security, and exercise all the rights, powers and privileges which an absolute owner of the same property would have regarding any property, which in his or her discretion the Trustee chooses to receive subject to this Declaration of Trust and subject to California Civil Code Section 5125 and 5127 with respect to community property of the Trustors;
 - C. To open bank accounts, to borrow money with or without security, to receive all dividends, interest, and other income, and to compromise and settle claims. To purchase, sell or retain stocks, securities, mutual funds, mortgages and other investments. Any, and all bank accounts, including checking and savings accounts, established in the name of the trust by the Trustee, shall be subject to withdrawal, and all checks, drafts, and other obligations of trust shall be honored by said depositories upon the signature of either Trustee.
 - D. To exercise without notice, hearing, confirmation or approval of any Court, each and every power enumerated in Sections 16200-16249 (Trustee's powers) of the Probate Code of California in effect at the date of this agreement unless otherwise stated in this Declaration of Trust;
 - E. Trustees have the specific power to buy, sell and trade in securities of any nature on margin, or otherwise, including options, commodities and short sales and for such purpose may maintain and operate brokerage accounts with brokers.
4. The Trustors' are empowered to designate Trustees and successor Trustees and have appointed **CLAUDIA BAIN** to serve as First Successor Trustee; however, should **CLAUDIA BAIN** become unable because of death, incapacity or any other cause, to serve as a Trustee, or should resign as Trustee, before the natural termination of all the Trusts provided for in this Declaration, then **FRANCA FRANCESCHINA** shall serve as the Second Successor Trustee. The Trustors reserve the right to appoint other Trustees or Successor Trustees and to remove any Trustee or Trustees from office at any time while they both shall live. Unless otherwise stated in writing by the Trustors, the Trustees and successor Trustees of the Declaration of Trust shall be considered to be those mentioned above.
5. That enumeration of certain powers of the Trustees shall be interpreted neither in derogation of any right of the Trustees under the law nor, as restricting the discretion a prudent person would use in the management of property held for the benefit of others; such enumeration shall not limit its general powers in dealing with third persons, the Trustee being vested with and having all rights, duties, powers and privileges which an absolute owner of the same property would have.

END OF EXHIBIT "B"

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