GEORGE E. COLE®
LEGAL FORMS

NO 810
February, 1985

WARRANTY DEED
~~Joint Tenancy~~
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

92311405

COOK
CO. REC. 018
2 0 3 4 6 1
RB 10686
MAY-7-92
DEPT OF REVENUE
$20.00
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

THE GRANTOR S, RAYMOND E. JACKSON and VERONICA JACKSON a/k/a VERONICA T. MALLETT, husband and wife,

of the City of Southfield County of Nevada
State of Michigan for and in consideration of
Ten and no/100 ($10.00)--------- DOLLARS,
in hand paid,

CONVEY and WARRANT to
Linda Berger
711 North Milwaukee
Chicago, Illinois 60622

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEES)

~~not in Tenancy in Common, but in JOINT TENANCY~~, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 45 FEET OF LOT 54 IN MAY MANOR, A SUBDIVISION OF THE WEST 16.57 ACRES OF THE SOUTH 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1922 IN BOOK 169 OF PLATS, PAGE 6, AS DOCUMENT 7397730, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: general real estate taxes not delinquent; building lines.

Oak Park Real Estate Transfer Tax $1000 | Oak Park Real Estate Transfer Tax $200 | Oak Park Real Estate Transfer Tax $10
Oak Park Real Estate Transfer Tax $1000 | Oak Park Real Estate Transfer Tax $20 | Oak Park Real Estate Transfer Tax $5

2 2 7 0 8
REVENUE
REAL ESTATE TRANSACTION TAX
Cook County
$60.00
THIS SPACE FOR REVENUE STAMPS HERE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises ~~not in tenancy in common, but in joint tenancy~~ forever.

Permanent Real Estate Index Number(s): 16-06-216-025

Address(es) of Real Estate: 1001 North Euclid Avenue, Oak Park, Illinois 60302

DATED this 25th day of April 1992

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Raymond E. Jackson (SEAL) (SEAL)
Raymond E. Jackson

Veronica Jackson (SEAL) Veronica T. Mallett (SEAL)
Veronica Jackson a/k/a Veronica T. Mallett

State of ~~Illinois~~ Nevada, County of Clark ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Raymond E. Jackson and Veronica Jackson a/k/a Veronica T. Mallett, husband and wife,

LAURA A. DARBY
Notary Public - Nevada
Clark County
My appt. exp. July 25, 1994

personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 28th day of April 1992

Commission expires July 25 1994

NOTARY PUBLIC

This instrument was prepared by Robin L. Schirmer, 1119 Pleasant Street, Oak Park, IL 60302
(NAME AND ADDRESS)

92311405

BOX 333

MAIL TO: Jay Gilbert, Esq.
(Name)
479 N. Main Street Suite 200
(Address)
Glen Ellyn, Illinois 60137
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Linda Berger
(Name)
1001 North Euclid Avenue
(Address)
Oak Park, Illinois 60302
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

Warranty Deed

~~JOINT TENANCY~~

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

92311405

1992 NOV 27 PM 11:43

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leases and agreements made or agreed to by either the undersigned or by the Assignee under the powers herein granted, and of all the avails thereof. The leases hereby assigned are listed on Exhibit A-1 attached hereto.

Without limitation of any of the legal rights of Assignee as the absolute assignee of the rents, issues and profits of said Property, and by way of enumeration only, Assignor hereby irrevocably covenants and agrees that in the event of any default by the Assignor under the said Note or under the Mortgage above described, whether before or after the Note is declared to be immediately due, or whether before or after the institution of any legal proceedings to foreclose the lien of the Mortgage, or before or after any sale therein, forthwith upon demand of Assignee, Assignor will surrender to Assignee and Assignee shall be entitled to take actual possession of the said Property or of any part thereof, personally or by its agents or attorneys, as for condition broken, and in Assignee's discretion Assignee may, with or without force and with or without process of law and without any action on the part of the holder or holders of the Note or the Mortgage, enter upon, take and maintain possession of all or any part of said Property together with all documents, books, records, papers, and accounts of Assignor relating thereto, and may exclude Assignor and Assignor's agents or servants wholly therefrom and may in Assignee's own name of Assignee under this Assignment hold, operate, manage, and control the said Property and conduct the business thereof either personally or by Assignee's agents and may, at the expense of the Assignor, from time to time make or cause to be made all necessary or proper repairs, renewals, replacement, useful alterations, additions, betterments, and improvements to the said Property as to Assignee may seem judicious and may insure and reinsure the same, and may lease said Property in such parcels and for such times and on such terms as to Assignee may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by the Mortgage, and may cancel any lease or sublease for any cause or on any ground which would entitle Assignor to cancel the same, and may manage and operate the said Property and carry on the business thereof as Assignee shall deem best and do everything in or about the said Property that Assignor might do. In every such case Assignor hereby irrevocably authorizes and appoints Assignee, in the name, place and stead of Assignor, to collect and receive all earnings, revenues, rents, issues, profits and income of the said Property, and any part thereof, and after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments, and improvements and all payments which may be made for taxes, assessments, insurance and

permit the cancellation or termination thereof, or accept a surrender of such lease;

(2) Reduce the rent provided for in such lease, or modify such lease in any way, either orally or in writing, or grant any concession in connection with such lease, either orally or in writing;

(3) Consent to any assignment of the interest of the tenant in the lease, or to any subletting thereof;

(4) Accept any rent payable under the lease in advance of the time when the same is payable under the terms thereof; and any of the above acts, if done without the written consent of the Assignee, shall be null and void.

Any default on the part of Assignor hereunder shall constitute a default of Assignor under the Note and Mortgage.

This Assignment shall be construed as a covenant running with the land, shall be assignable by Assignee and shall be binding upon and inure to the benefit of each of the parties hereto and their respective executors, administrators, legal representatives, successors and assigns.

The failure of Assignee or any of the Assignee's agents or attorneys, successors or assigns to make use of any of the terms, provisions, and conditions of this Assignment for any period of time, at any time or times, shall not be construed or deemed to be a waiver of any of Assignee's rights under the terms hereof, but Assignee or Assignee's agents or attorneys, successors or assigns shall have full right, power and authority to enforce this assignment or any of the terms, provisions or conditions hereof, and exercise the powers hereunder, at any time or time or times that shall be deemed fit.

In accepting this Assignment the Assignee herein does not assume nor shall it be under any obligation whatever to perform any of the covenants, undertakings or promises on the part of the Lessor to be performed under any lease which may be entered into concerning the said property.

If the Assignor shall pay all the indebtedness when or before due and shall keep, observe and fully perform all the covenants, conditions, stipulations and agreements

herein contained, then this Assignment shall be null and void and Assignee will, promptly upon Assignor's demand therefor, release and discharge this Assignment.

This Assignment is executed by AMERICAN NATIONAL BANK and TRUST COMPANY OF CHICAGO, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said AMERICAN NATIONAL BANK, hereby warrants that it possesses full power and authority to execute this instrument) and it is expressly understood and agreed that nothing herein or in said Note contained shall be construed as creating any liability on said Assignor or on said AMERICAN NATIONAL BANK, personally to pay the said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either expressed or implied herein contained, all such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as the Assignor and its successors and said AMERICAN NATIONAL BANK personally are concerned, the legal holder or holders of said Note and the owner or owners of the indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said Note provided.

IN WITNESS WHEREOF, AMERICAN NATIONAL BANK, not personally but as Trustee, as aforesaid, has caused these presents to be signed by its VP and its Asst Secy and its corporate seal to be hereunto affixed and attested by its Asst Secy the day and year first above written.

AMERICAN NATIONAL BANK and TRUST
COMPANY OF CHICAGO, As Trustee
and not personally

BY: _____

BY: _____ ASSISTANT SECRETARY

92311434

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, ANNE M. MARCHERT, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ~~T. MICHAEL WHELAN~~ Vice President Trust Officer of AMERICAN NATIONAL BANK and TRUST COMPANY OF CHICAGO and Gregory S. Kasprzyk, Assistant Trust Officer of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such Vice President - Trust Officer and Assistant 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 aforesaid, for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as custodian of the corporate seal of said Bank, did affix the seal of said Bank to said Instrument as said Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of DEC 13 1991, 1991.

"OFFICIAL SEAL"
ANNE M. MARCHERT
Notary Public, State of Illinois
My Commission Expires 4/23/94

Anne M. Marchert
Notary Public

My commission expires:

_____

This instrument prepared by:
Irene Ford
Manufacturers Bank
1200 N. Ashland Avenue
Chicago, Illinois 60622

92311434

EXHIBIT A

Lot 25 and 26 in Block 11 in the Mills and Sons North Avenue and Central Avenue Subdivision of the Southwest 1/4 of Section 33, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

Property Address: 1615 N. Central Avenue
Chicago, Illinois 60639

PIN #13-33-319-013-0000

EXHIBIT A-1

All of the rents, issues and profits now due and which may hereafter become due, whether during or after the term of our Note, under or by virtue of any lease, whether written or verbal, or any letting of or any agreement for the use of occupancy of any part of said property heretofore or hereafter made or agreed to, it being the intention of the Assignor to hereby establish an absolute transfer and assignment to Assignee of all such leases and agreements made or agreed to by the undersigned or by the Assignee under the powers herein granted and of all the avails thereof.

92311434

After Recording return to:

Manufacturers Bank
1200 N. Ashland Avenue
Chicago, Illinois 60622

BOX 333