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(The Above Space for Record Use Only)

THIS INDENTURE WITNESSETH that the Grantors, Eshay Baba and Sandra Baba, His wife, in joint tenancy as to 1/2 interest; And Swedlana Dass, as to 1/2 interest, of the County of Cook and State of Illinois, for and in consideration of the sum of TEN Dollars, (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto Charter Bank & Trust of Illinois, an Illinois banking corporation of Hanover Park, 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 26th day of May, 1993 and known as Trust Number 1448, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 21 IN BLOCK 8 IN THOMAS J. GRADY'S 6TH GREEN BRIAR ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THE NORTH EAST 1/4 THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6235 North Mozart, Chicago, Illinois

PERMANENT TAX NO.: 13-01-115-007-0000

COOK COUNTY RECORDER

DEPT. OF RECORDS

26/10/93

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 divide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof, and to redivide 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 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the 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 the terms and provisions thereof at any time or times hereafter, to contract to purchase 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 to purchase the amount of fixing the amount of present or future rentals, to partition or to exchange said 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 all other ways and for such other considerations as 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, 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, or mortgaged 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 trust have been complied with, or be obliged to inquire into any of the terms of said Trust Agreement, or any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said 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 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 Deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries hereunder, (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 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 it, his or their predecessor in trust.

The conveyance is made upon the express understanding and condition that the grantee, 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 it or they or its or their agents or attorneys may do or omit to do in or about the said real estate, 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 waived and released. Any contract, obligation or indebtedness incurred or entered into 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 his 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 so far as 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 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 as so described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby directed 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.

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 Grantors aforesaid have hereunto set our hand and seal this 1st day of June 1993.

Swedlana Dass (Seal) Eshay Baba (Seal) Sandra Baba (Seal)

STATE OF ILLINOIS COUNTY OF COOK

I, SUZIE BABA, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SWEDLANA DASS, ESHAY BABA, and SANDRA BABA personally known to me to be the same persons whose names 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 Notarial Seal this 1st day of June 1993. SUZIE BABA, NOTARY PUBLIC STATE OF ILLINOIS, COMMISSION EXPIRES 11/30/94.

Commission expires 11-30 1994

MAILED TO: CHARTER BANK AND TRUST OF ILLINOIS (Name) 1400 Irving Park Road (Address) Hanover Park, Ill 60103 (City, State and Zip)

DOCUMENT PREPARED BY: 25.00 SEND SUBSEQUENT TAX BILLS TO: (Name) (Address)

OR RECORDER'S OFFICE BOX NO. 1448 ADDRESS OF PROPERTY: 6235 North Mozart Chicago, Illinois THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

Exempt under Real Estate Transfer Tax Act Sec. 4 Par. E & Cook County Ord. 95104 Par. E Date 6-1-93 Sign: Suzie BABA Notary Public

DATE, RIDERS OR REVENUE STAMPS HERE

93409465

DOCUMENT NUMBER

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Property of Cook County Clerk's Office

1400 Irving Park Rd.  
Hanover Park, IL 60103  
708/837-2700

95409  
**Charter Bank**  
AND TRUST OF ILLINOIS

RETURN TO:

CONFIDENTIAL

TRUST NO. 1448

**DEED IN TRUST**

(WARRANTY DEED)

TO

**Charter Bank**  
AND TRUST OF ILLINOIS

TRUSTEE

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6-1, 1993

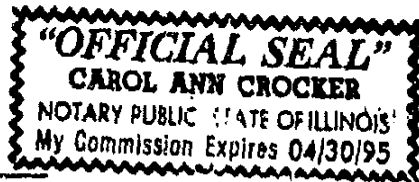
Signature: \_\_\_\_\_

Carol Ann Crocker  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_

this 1st day of June, 1993.

Notary Public Carol Ann Crocker



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 19\_\_\_\_

Signature: \_\_\_\_\_

Suzanne L. Bonilla  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_

this 1 day of June, 1993.

Notary Public James Hunt



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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