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DEED IN TRUST
(ILLINOIS)

93459830

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THE GRANTORS James E. Keller and Sandra J. Keller, his wife

DEPT-01 RECORDING \$25.50

T#8808 TRAN 3051 06/16/93 12:23:00

#0507 # * -93-459830

COOK COUNTY RECORDER

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT / QUIT CLAIM) unto James E. Keller and Sandra J. Keller 7 Lucas Drive, Palos Hills, Illinois

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 31st day of December, 1992, and known as Trust Number (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See Attached Legal Description.

Permanent Real Estate Index Number(s): 23-22-200-053-1021

Address(es) of real estate: 7 Lucas Drive, Palos Hills, Illinois

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 present or in 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 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 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, 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive and release 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 aforesaid have hereunto set hands and seal this 31st day of December 1992

James E. Keller (SEAL)

Sandra J. Keller (SEAL)

State of Illinois, County of Cook ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James E. Keller & Sandra J. Keller, his wife personally known to me to be the same person whose name is 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 31st day of December 1992

Commission expires 19

NOTARY PUBLIC S. SCHULTZ
NOTARY PUBLIC STATE OF ILLINOIS
(NAME AND ADDRESS) MY COMMISSION EXP. 12/13/95

This instrument was prepared by James E. Molenaar, 3546 Ridge Road, Palos Hills, IL 60438

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: James E. Molenaar (Name)
3546 Ridge Road (Address)
Lansing, IL 60438 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
James E. Keller (Name)
7 Lucas Drive (Address)
Palos Hills, IL 60465 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

Exempt under provisions of paragraph E, section 4, Real Estate Transfer Tax Act.
Dated: 1/2/93, 1992
James E. Molenaar
REVENUE STAMPS HERE
93459830

25 50

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Deed in Trust

TO

GEORGE E. COLE,
LEGAL FORMS

Property of Cook County Clerk's Office

00888106

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LEGAL DESCRIPTION

Unit Number 7 in Hidden Lakes Estates Condominium as delineated on a survey of the following described real estate:

Parcel 1:

That part of the North East 1/4 (except West 925.01 Feet) of Section 22, Township 37 North, Range 12, East of the Third Principal Meridian lying North of North Reserve line of Calumet Feeder Canal in Cook County, Illinois.

Parcel 2:

That part of the West 1/2 of the North West 1/4 of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian lying Northwesterly of the North Reserve line of the Calumet Feeder Canal and lying Westerly of a 50 foot wide strip dedicated for highway purposes by document 18627385 (except the North 50 feet thereof occupied and used for 111th Street) in Cook County, Illinois, which survey is attached as Exhibit "A" to the declaration of condominium recorded as document 25439399 together with its undivided percentage interest in the common elements.

Subject to: general taxes for 1986-1987 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements.

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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.

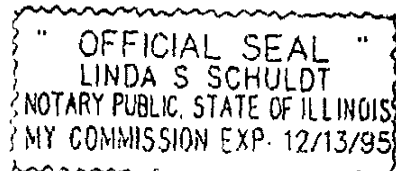
Dated: Dec 31 19 92

Signature: _____

Grantor or Agent

Subscribed and Sworn to before me
this 31 day of Dec, 1992.

Linda S. Schuldt
NOTARY PUBLIC



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.

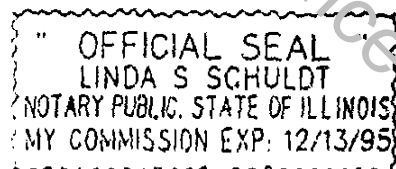
Dated: Dec 31 19 92

Signature: _____

Grantee or Agent

Subscribed and Sworn to before me
this 31 day of Dec, 1992.

Linda S. Schuldt
NOTARY PUBLIC



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.

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