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DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JAMES RUZICKA, widowor of Blanca Ruzicka (who died in Cook County, Illinois, on March 7, 1994) and not since remarried, whose address is 24 Sauk Trail, Indian Head Park, Cook County, Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS unto JAMES RUZICKA, not individually, but as trustee under the provisions of a trust instrument known as the James Ruzicka Trust Dated May 12, 1989 (as amended, the "Trust") and unto all and every successor or successors in trust under the Trust (the named individual, with all successors, is referred to herein as the "Trustee"), the real estate described on Exhibit A attached hereto and made a part hereof (the "Real Estate").

10 HAVE AND HOLD the Real Estate with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust.

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust, full power and authority is hereby granted to the Trustee to protect, conserve and to sell, lease, encumber, mortgage, and otherwise to manage and dispose of the Real Estate, including, without limitation, to improve, and subdivide the Real Estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the Real Estate as often as desired: to contract to sell, to grant options to purchase, to sell on any lerns, and to convey, either with or without consideration, both the logal and beneficial interest in the Real Estate; to convey the Real Estate of any part thereof to a successor or successors in trust and to grent to such successor or successors in trust all of the title, estate, powers, and authorities vested in the Trustee; to donate, dedicate, mortgage, pleds or otherwise encumber both the legal and beneficial interest in the Real Estate, or any part thereof; to lease the Real Estate or any part the e.f. from time to time, in possession or reversion, by leases to commence at 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 198 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 the Real Estate, or any partitioners, for other real or personal property; to grant easements or charges of any kind, to release, convey or assign any right or title or interest, both legal and beneficial, in or about or easement appurtenant to the Real Estate or any part thereof, and to deal with the Real Estate 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 the Trustee in relation to the Real Estate, or to whom the Real Estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Real Estate, or be obliged to see that the terms of this deed in trust or the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust, and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the 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 the Trust is 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 the Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that

BOX 307- BOWMAN

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the Trustee was duly nuthorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made by 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 their predecessors in trust.

The interest of each and every beneficiary under the Trust 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 the 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 the Real Estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

The 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 Illivoloproviding for the exemption of homesteads from sale on execution or otherwise.

IN WINESS WHEREOF, the GRANTOR aforesaid has set his hand and seal this 71 day of may, 1994.

JAMES RUZICKA (Seal)

JEFT-ÚI RECORDING

STATE OF ILLINOIS)
COUNTY OF Cook)

- 146466 TRAM 9387 05/23/94 14:33:00 - 46697 + RC = -94-469749 - COBK COUNTY RECORDER

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J'MES RUZICKA, widower of Blanca Ruzicka (who died in Cook County, Illinois, on March 7, 1994) and not since remarried, 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 he signed, sealed and delivered said instrument as his 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 15 day of 1994.

TERESA FENNEH NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7/20/97

Teresa Lennes Notary Public

My Commission Expires:

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EXHIBIT A

Legal Description

Unit No. 2 at Sauk Trail in Indian Ridge Condominiums as delineated on a survey of the following described real estate: certain lots in Indian Ridge Subdivision, being a subdivision of part of the West 1/2 of Section 20, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as EXHIBIT B to the Declaration of Condominium recorded as Document No. 24646840 together with its undivided percentage interest in the Common Elements.

The Grantor also hereby grants to the Grantee, his successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned reclaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

ALL SUBJECT To. general real estate taxes and installments of special and condominium ascessments not yet due and payable; covenants, easements, conditions, encumbrances and restrictions of record; zoning and building laws and ordinances; matters which a survey would disclose; roads and highways, ic any; rights of parties in possession; acts done or suffered by, or judgments against, the Grantee.

Common Address:

24 Sauk Trail

Indian Head Tork, Illinois 60525

Property Index No.:

18-25-100-051-1132

Address of Grantee and mail tax bills to:

James Ruzicka, trustee 24 Sauk Trail Indian <u>Head</u> Park, IL 60525

1174471010 300 FEEKT.001

This Instrument prepared in Illinois by and after recording return to:

Steven K. Norgaard McDermott, Will & Emery 227 West Monroe Street Chicago, Illinois 60606

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STATEMENT BY GRANTON AND GRANTED

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.

the laws of the State of Illinois.	le a
Dated Moy 23. 199/ Signature: Gre	West Agent
Subscribed and worn to before me by the said Great this 25th day of 1244 19 11 Notary Public Galaco V Numary	"OFFICIAL SEAL" PATRICIA I. BOWMAN Notary Public, State of Illinois My Commission Expires Oct. 14, 1996
The grantee or his agent affirms and verifies shown on the deed or assignment of beneficial either a natural person, an illinois corporat authorized to do business or acquire and hold a partnership authorized to do business or accestate in Illinois, or other entity recognize to do business or acquire and hold time to rethe State of Illinois.	that the name of the grantee interest in a land trust is ion or foreign corporation title to real estate in Illiquire and hold title to real d'as a person and authorized
Dated May 23. 1994 Signature:	Morgani Morgani
Subscribed and sworn to before me by the said ACENT this 23th day of 1144. Notary Public Antricia O Pauman	PATRICIAL SEAL" PATRICIA I BOWMAN Notary Public State of Illinois My Commission Expires 6-5, 14, 1996

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.

[Atach to deed or AB] 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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