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DEED IN TRUST

THE GRANTOR, PHYLLIS K. HASTINGS, a spinster, of the City of Riverside, Cook County, Illinois, for and in consideration of Ten ($10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS and QUITCLAIMS to PHYLLIS K. HASTINGS, 333 Des Plaines Avenue, Riverside, IL 60546, as trustee under the provisions of a trust agreement dated May 20, 1994, and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

THE NORTH 55 FEET OF LOT 1156 (EXCEPT THAT PART TAKEN FOR DES PLAINES AVENUE) IN BLOCK 28 IN THIRD DIVISION OF RIVERSIDE, IN SECTIONS 25 AND 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, INC COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING $27.50
T#8888 TRAN 6568 06/28/94 09:14:00
#1845 # JB *-94-564054
COOK COUNTY RECORDER

Property address: 333 Des Plaines Avenue, Riverside, IL 60546
Real estate index number: 15-25-366-079

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TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 easement appurtenant to the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money

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borrowed or advanced on the premises, or be obliged to see that the terms of 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 agreement; 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantor has signed this deed on May 20, 1994

Phyllis K. Hastings

Phyllis K. Hastings

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STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I am a notary public for the County and State above. I certify PHYLLIS K. HASTINGS, a spinster, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: May 20, 1994

"OFFICIAL SEAL"
SCOTT BOOMERSHINE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-18-97

Notary Public

This transaction is exempt from transfer tax pursuant to paragraph (e) of Section 4 of the Real Estate Transfer Tax Act.

Agent for Grantor and Grantee

Name and address of grantee and send future tax bills to:

Phyllis K. Hastings
333 Des Plaines Avenue
Riverside, IL 60546

This deed was prepared by (and return after recording to):

D. Scott Boomershine
Boomershine & Craig
Attorneys at Law
210 W. 22nd Street
Suite 105
Oak Brook, IL 60521

MAIL TO

9456405

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 June 21, 1994 Signature: _____
Grantor or Agent

Subscribed and sworn to before
me by the said Agent
this 22nd day of June,
1994.
Notary Public _____

OFFICIAL SEAL
BRUCE W. CRAIG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-1-98

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 Illino 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 June 21, 1994 Signature: _____
Grantee or Agent

Subscribed and sworn to before
me by the said Agent
this 22nd day of June,
1994.
Notary Public _____

OFFICIAL SEAL
BRUCE W. CRAIG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-1-98

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 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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