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This Deed is being recorded for the purpose of reflecting Grantor's marital status

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DEPT-01 RECORDING

\$25.00

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42822 5 J.L. *--94--6 62283

COOK COUNTY RECORDER

94662283

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(The Above Space For Recorder's Use Only)

THE GRANTOR, CELIA BANASZAK, a widow

of the County of Cook and State of Illinois
for and in consideration of TEN AND 00/100 (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT /QUIT CLAIMS) unto
DARLENE M. RIZZA
9 Hunt Club Lane
Oak Brook, IL 60521

(NAME AND ADDRESS OF GRANTEE)

As Trustee under the provisions of a trust agreement dated the 17th day of July, 1994 and known as "Trust Agreement for Celia Banaszak" (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: Lot 1 in G.A. and F.A. Seaverns Subdivision of Lot 4 in Block 25 in the Canal Trust Subdivision in the West 1/2 of the South East 1/4 of Section 29, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Permanent Real Estate Index Number(s): 17-29-412-061

Address(es) of real estate: 2814 South Throop Street, Chicago, Illinois 60608

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 let to leases and in 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 unconnected with 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 the 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 limitation 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 her 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 has hereunto set her hand and seal this 17th day of July, 1994

(SEAL)

Celia Banaszak

CELIA BANASZAK

(SEAL)

State of Illinois, County of Cook ss.

OFFICIAL SEAL
DENISE MATKOVICH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/30/95

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Celia Banaszak 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 she signed, sealed and delivered the said 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.

Given under my hand and official seal, this 17 day of July, 1994

Commission expires 12-30-95 Denise Matkovich
NOTARY PUBLIC

This instrument was prepared by Amos J. Coffman, Jr., Three First National Plaza, Suite 2315
(NAME AND ADDRESS) Chicago, IL 60602

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

Darlene M. Rizza, Trustee

9 Hunt Club Lane

Oak Brook, IL 60521

(City, State and Zip)

25
25.00

FD 962 1 of 3

OK

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Ill. Stat. Ch. 120 Sec. 1004

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Seller: Celia Banaszak

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Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1994 SEP 16 PM 2:38

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STATEMENT BY GRANTOR AND GRANTEE

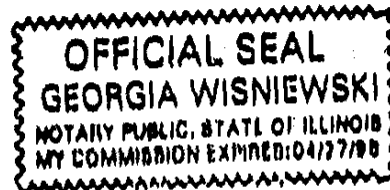
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 July 26, 1994

Signature *Amos J. Coffman, Jr.*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID AMOS J. COFFMAN, JR.
THIS 26 DAY OF JULY
19 94.

NOTARY PUBLIC *Georgia Wisniewski*



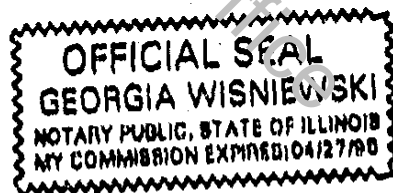
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date July 26, 1994

Signature *Amos J. Coffman, Jr.*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID AMOS J. COFFMAN, JR.
THIS 26 DAY OF JULY
19 94.

NOTARY PUBLIC *Georgia Wisniewski*



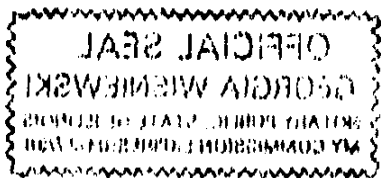
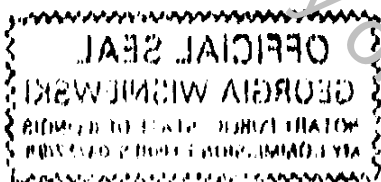
Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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

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