PREPARED BY:

JAMES B. CARROLL, ESQ. 2400 West 95th Street, Suite 501 Evergreen Park, Illinois 60805 (708) 422-3766

MAIL TO:

Standard Benk Trust 14428 7800 West 95th Street Hickory Hills, IL 60457

95892460

DEPT-01 RECORDING

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CODK COUNTY RECORDER

DEED IN TRUST

Real Estate Transfer Tax Village \$500 Oak Lawro

Tall Estate Transfer Tax

THIS INDENTURE WITNESSETH, that the Grapter Thomas Culkin, a never married man, we the County of Cook and State of Illinois for and in consideration of Ten Dellars, and other good and valuable consideration in hand paid, Conveys and Warrants unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the previsions of a Trust Agreement dated the 22nd day of June, 1994, and known as Trust Number 14428 the following described real estate in the County of Cook and State of Illinois, (hereinafter "Premises") to-wit:

LOTS 61 AND 62 AND THE EAST 10 FEET OF ALLEY LYING WEST OF LOT 61 AND THE NORTH 10 FEET OF VACATED ALLEY LYING SOUTH OF LOTS 61 AND 62 IN FRANK DE LUGACH'S "BEVERLY HIGHLANDS" BEING A SUBDIVISION OF THE NORTH 12 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 LAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number:

24-16-211-041

Address of Real Estate:

4929 West 105th Place, Oak Lawn, IL 60453

Subject to: General taxes due and payable at the time of closing; 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.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

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BOX 333-CTI

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said Premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof and to resubdivide said Premises as often as desired, to contract to sell, to sell on any terms, to convey either with or wit consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said Premises, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time not exceeding 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 partition or to exchange said Premises, 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 said Premises and to deal with said Premises 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, to whom said Premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said Premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings avails and proceeds arising from the disposition of the Premises; the intention hereof being to vest in the said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the Premises above described.

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 execution of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set in bands and seals this <u>udsy</u> of December, 1995.

Thomas Culkin

STATE OF ILLINOIS

COUNTY OF COOK

STATE OF ILLINOIS - STATE WANSFER VAY

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that

Thomas Culkin, is 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 acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 44 day of December, 1995.

NOTARY PUBLIC

My Commission Expires:

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE

STAND RECEPTS

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