

DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, SUSAN J. HECK, a widow and not since remarried, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Conveys and Warrants unto SUSAN J. HECK, not individually, but as trustee, under the provisions of a Declaration of Trust known as the SUSAN J. HECK TRUST DATED JUNE 22, 1990 and unto all and every successor or successors in trust under said trust instrument (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").

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

TO HAVE AND HOLD the Real Estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said declaration of trust set forth.

In addition to all of the powers and authority granted to the Trustee by the terms of said declaration of trust, full power and authority is hereby granted to the Trustee to improve, manage, protect 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 terms, to convey, either with or without consideration, to convey the Real Estate or any part thereof to a successor or successors in trust and to grant to such successor or successor in trust all of the title, estate, powers, and authorities vested in the Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease the Real Estate or any part thereof, 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 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 the Real Estate, 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 or title or interest 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 said declaration of 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 said declaration of 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

Examined under provisions of Act for the Survey & Platting of Land in Cook County, Illinois. 12/15/94 [Signature] Deputy Surveyor

EXEMPTION APPROVED [Signature] VILLAGE TREASURER, VILLAGE OF RIVER FOREST

BOX 307. BOWMAN

274

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COOK COUNTY RECORDER

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the time of the delivery thereof the trust created by this Indenture and by said declaration of trust: 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 declaration of trust 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 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 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 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.

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.

IN WITNESS WHEREOF the GRANTOR aforesaid has set her hand and seal this 23<sup>rd</sup> day of December, 1994.

Susan J. Heck (Seal)  
SUSAN J. HECK

STATE OF ILLINOIS  
COUNTY OF Cook ) SS.

9500-1037

I, Emily Healey, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **SUSAN J. HECK**, a widow 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 she signed, sealed and delivered 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 23<sup>rd</sup> day of December, 1994.  
OFFICIAL SEAL  
EMILY HEALEY  
Notary Public, State of Illinois  
My Commission Expires 12/31/96  
My Commission Expires:  
12-01-96

Emily Healey  
Notary Public

Address of Grantee and  
Mail Tax Bills To:

Susan J. Heck, Trustee  
411 Ashland, Unit 3-A  
River Forest, IL 60305

This Instrument Prepared By  
and After Recording Return To:

David P. DeYoe  
McDermott, Will & Emery  
227 West Monroe Street  
Chicago, Illinois 60606

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## EXHIBIT A

### Legal Description

Unit 3-A, as delineated on plat of survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lots 4 and 5, the West 18.0 feet of Lot 8 and all of Lots 9, 10, 11 and 12 in Block 3 part of River Forest being a Subdivision of part of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian as surveyed for the Suburban Home Mutual Association according to the plat thereof recorded June 23, 1890 as Document No. 1291334 in Book 43 of plats, page 20 in Cook County, Illinois which plat of survey is attached as Exhibit "A" to Declaration of Condominium made by River Forest State Bank and Trust Company, a corporation of Illinois as Trustees under Trust Agreement dated July 8, 1968 and known as Trust Number 1442, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 21171894 together with an undivided 1.65 per cent interest in said parcel (excepting from said parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and plat of survey) in Cook County, Illinois.

Common Address: Unit 3-A, 411 Ashland  
River Forest, Illinois 60305

Permanent Index Number: 15-12-117-016-101

95003037

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## STATEMENT BY GRANTOR AND GRANTEE

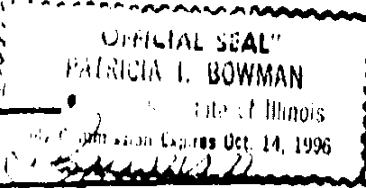
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/28, 1994 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before

me by the said [Signature]  
this 28th day of December  
1994.

Notary Public Patricia L. Bowman



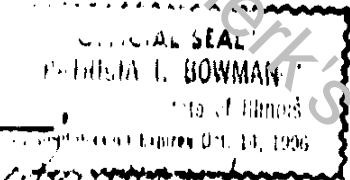
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/28, 1994 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before

me by the said [Signature]  
this 28th day of December  
1994.

Notary Public Patricia L. Bowman



9500-1037

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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