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COLE TAYLOR BANK

13

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, Ionel Capalnas and Cristina Capalnas, his wife

96472920

DEPT-01 RECORDING \$29.50
T#0014 TRAN 6278 06/20/96 10:03:00
#2692 JW \*-96-472920
COOK COUNTY RECORDER

of the County of Cook and the State of Illinois

and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00)

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Quit Claim(s) unto COLE TAYLOR BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 10th day of June, 1996, and known as Trust Number 96-4074, the following described real estate in the County of Cook and State of Illinois, to wit:

See Attached

Handwritten signatures and dates: 29, Jun 26

GRANTEE'S ADDRESS 350 E Dundee Road, Wheeling, IL 60090

DEPT-10 PENALTY \$26.00

13-23-207-001
13-23-207-002
P.I.N. 13-23-207-003

Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.

6-10-96

Date

Handwritten signature of Grantor or Representative

Grantor or Representative

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said 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 said real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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 said 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, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said 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.

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In no case shall any party dealing with said Trustee, or any successor in trust, in relations to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been compiled with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the time of 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 limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 their predecessor in trust.

And the said grantor(s) hereby expressly waive(s) and release(s) 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(s) afore said has hereunto set them hand(s) and seal(s) this 10<sup>th</sup> day of June, 19 96.

Cristina Capalnas (SEAL) \_\_\_\_\_ (SEAL)  
Ionel Capalnas (SEAL) \_\_\_\_\_ (SEAL)

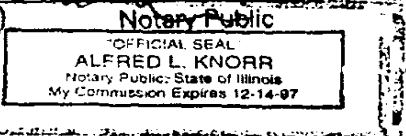
STATE OF Illinois  
 COUNTY OF Cook

SS.

I, Alfred L. Knorr a Notary Public in and for said County, in the state aforesaid, do hereby certify that Ionel Capalnas and Cristina Capalnas personally known to me to be the same person(s) whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that Ionel Capalnas and Cristina Capalnas signed, sealed and delivered the said instrument as \_\_\_\_\_ 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 notarial seal this 10<sup>th</sup> day of June, 19 96.

Alfred L. Knorr



Mail To:  
 Cole Taylor Bank  
 350 E. Dundee Road  
 Wheeling, Illinois 60090  
 Attn: Trust Dept.

Address of Property:  
 3215-21 W. Irving Park Road  
 Chicago, IL 60618

This instrument was prepared by:  
Alfred L. Knorr  
 1141 Waukegan Road  
 Glenview, IL 60025  
 847-486-1613

6642000

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## EXHIBIT A

Lots 5, 6, 7, 8 and 9 in Block 1 in James Pease's First Irving Park Boulevard Addition, a Subdivision of the North 1/2 of the Northeast 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 13-23-207-001  
13-23-207-002  
13-23-207-003

Common Address: 3215-21 W. Irving Park Road  
Chicago, IL 60618

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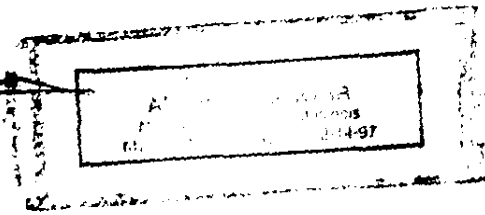
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## STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated 6-10, 1996 Signature: [Signature]  
Grantor or Agent

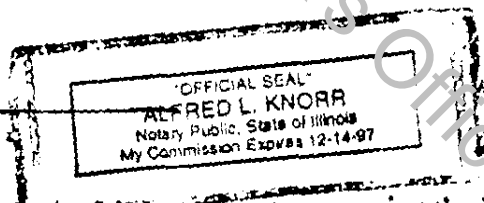
Subscribed and sworn to before  
me by the said [Signature]  
this 10 day of [Month],  
1996.  
Notary Public [Signature]



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 6-10, 1996 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
me by the said [Signature]  
this 10 day of [Month],  
1996.  
Notary Public [Signature]



NOTE: Any person who knowingly submits 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 offense.

(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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