

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

CHARLES RIHA, a widower
and not since remarried, and
the surviving Joint Tenant of
Helen J. Riha

REC-250A
1996
960177
[Handwritten Signature]

DEPT-01 RECORDING \$25.50
T42222 TRAN 1292 06/28/96 10:38:00
#9015 JL *-96-499921
COOK COUNTY RECORDER
96499921

(The Above Space For Recorder's Use Only)

of the Village of Stickney County of Cook and State of Illinois, in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to CITIZENS BANK - ILLINOIS N.A. as Trustee, under the terms and provisions of a certain Trust Agreement dated the 10th day of June, 1996, and designated as Trust No. 960177, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 19-06-200-051-0000

Address(es) of Real Estate: 3924 Euclid Avenue, Stickney, IL 60402

GRANTEE'S ADDRESS: 3322 South Oak Park Avenue, Berwyn, IL 60402

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to ~~manage, improve,~~ divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

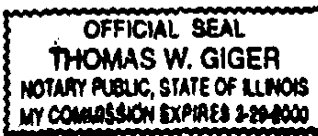
The Grantor ___ hereby waive s and release s any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 10th day of June 1996

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Charles Riha (SEAL) _____ (SEAL)
Charles Riha _____ (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for

said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES RIHA, a widower and not since remarried, and the surviving Joint Tenant of Helen J. Riha 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 10th day of June 1996

Commission expires March 29, 2000 Thomas W. Giger Notary Public

This instrument was prepared by Thomas W. Giger, Attorney at Law 3903 South Oak Park Ave., Stickney, IL 60402 (NAME AND ADDRESS)

Legal Description

Lot 42 and the North half of Lot 41 in Curtis' Subdivision of Blocks 1 and 8 in Nickerson's Subdivision of the East half of Section 6, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

VILLAGE OF STICKNEY
TRANSACTION EXEMPT FROM
REAL ESTATE TRANSFER TAX
ACCORDING TO JEC
DATED THIS 24th DAY OF June 1996
Paul Maden
VILLAGE COLLECTOR



SEND SUBSEQUENT TAX BILLS TO

MAIL TO: Thomas W. Giger Atty. Charles Riha
(Name) (Name)
3903 South Oak Park Avenue 3924 Euclid Avenue
(Address) (Address)
Stickney, IL 60402 Stickney, IL 60402
(City, State and Zip) (City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 June 12, 1996 Signature: Thomas W. Giger, Attorney
Grantor or Agent

Subscribed and sworn to before me by the said Thomas W. Giger, Attorney this 12th day of June, 1996.

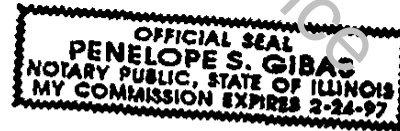


Notary Public Penelope S. Gibas

The grantee or his/her 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 June 12, 1996 Signature: Thomas W. Giger, Attorney
Grantee or Agent

Subscribed and sworn to before me by the said Thomas W. Giger, Attorney this 12th day of June, 1996.



Notary Public Penelope S. Gibas

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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Property of Cook County Clerk's Office

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