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SPECIAL WARRANTY DEED IN TRUST

96551338

DEPT-01 RECORDING \$27.50
 T#0009 TRAN 3597 07/19/96 09:32:00
 #7056 # SK *-96-551338
 COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, HOME SAVINGS OF AMERICA, FSB, a corporation created and existing under and by virtue of the laws of the United States and duly authorized to transact business in the State of Illinois, for and in consideration

of the sum of TEN AND NO/100THS Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey, Remise, Release, unto State Bank of Countryside, 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 18th day of June, 1996, and known as Trust Number 96-1706, the following described real estate in the County of Cook and State of Illinois, to-wit:

THE SOUTH 8.95 FEET OF LOT 21 AND LOT 22 (EXCEPT THE SOUTH 7.95 FEET THEREOF) IN BLOCK 1 IN WILLIAM HAHNE'S SUBDIVISION OF THE NORTH 1/2 OF LOT 13 (EXCEPT THE SOUTH 33 FEET THEREOF) IN SNOW ESTATE SUBDIVISION BY SUPERIOR PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-30-121-040 COMMON ADDRESS: 2906 N. DAMEN, CHICAGO, IL 60618

GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements and road and highways, if any; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1995 and subsequent years including taxes which may accrue by reason of new or additional improvements made during the years 1995 and 1996.

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 re-subdivide 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

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SAS - A DIVISION OF INTERCOUNTY

This space for affixing Riders and Revenue Stamps

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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 thereafter.

In no case shall any party dealing with the Trustee, or any successor in trust, in relation 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 to 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 complied 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 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 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.

This conveyance is made upon the express understanding and condition that neither State Bank of Countryside, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement, as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said State Bank of Countryside the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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.

Document Number

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In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set their
hand _____ and seal _____ this _____ 25th _____ day of
June 19 96

HOME SAVINGS OF AMERICA, FSB

(Seal) By: Michael Mantikas (Seal)
MICHAEL MANTIKAS

(Seal) _____ (Seal)

New York
STATE OF ~~ILLINOIS~~
COUNTY OF New York SS.

I, Nicholas S Karvadas, a Notary
Public in and for said County, in the state aforesaid, do hereby
certify that MICHAEL MANTIKAS, authorized signatory,

Notary Public for the State of New York
No. 41108-872
Qualified in Queens County
Commission Expires Feb. 17, 1997

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.

Given under my hand and notarial seal this 27th
day of June, 19 96.

Nicholas S Karvadas
Notary Public



Mail to:
STATE BANK OF COUNTRYSIDE
6734 Joliet Road • Countryside, IL 60525
(708) 485-3100

THIS INSTRUMENT WAS PREPARED BY:
JAMES J. JOHNSON
Attorney at Law
17717 S. Oak Park Ave.
Tinley Park, IL 60477

96662008

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Property of Cook County Clerk's Office

SITY OF CHICAGO
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
8325 01
980063

REAL ESTATE TRANSACTION TAX
REVENUE STAMP
05550
980063

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
1110 01
980063

002564

128103

980063