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96594217 ✓

WARRANTY DEED IN TRUST

DEPT-01 RECORDING \$25.00
T#0012 TRAN 1577 02/02/96 11:50:00
#2174 # ER *-96-594217
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor MARK B. KIRBY, Married to Beverly A. Kirby
of the County of Vill and State of Illinois for and in consideration of
Ten (\$10.00) Dollars, and other good and valu-
able considerations in hand paid, Conveys and Warrant 5 unto FIRST UNITED BANK, an
Illinois banking association, whose address is 7626 West Lincoln Highway, as Trustee under the
provisions of a trust agreement dated the 21st day of Frankfort, Ill. 60423 May 1996
known as Trust Number 1790 the following described Real estate in the County of
Cook and State of Illinois, to-wit:

Lot 62 in Michael John Manor Unit 2, being a subdivision of part of the Northwest 1/4 and the
Southwest 1/4 of Section 17, Township 15 North, Range 13, East of the Third Principal
Meridian, in Cook County, Illinois

SUBJECT PROPERTY HAS NEVER BEEN UTILIZED BY BEVERLY A. KIRBY FOR HOMESTEAD
PURPOSES.

PERMANENT TAX NUMBER: 31-17-004-012
STREET ADDRESS: 402 Danielle, Matteson, Illinois 60443

TO HAVE AND TO HOLD the said premises 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
premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof,
and to resubdivide said property 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 premises 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 property, or any part
thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence
in praesenti or 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 property, 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 premises or any
part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as

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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 said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, 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 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 in relation to said 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 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 in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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 its, his or their predecessor 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 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.

If the title to any of the above lands 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 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.

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set his
hand _____ and seal _____ this _____ 21st _____ day of
June 19 96

(Seal) Mark B. Kirby (Seal)
Mark B. Kirby (Seal)

STATE OF ILLINOIS,
COUNTY OF COOK SS.

I, JAMES F. KIRK, a Notary Public in and for said County, in the state aforesaid, do hereby certify that MARK B. KIRBY Married to Beverly A. Kirby

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 21st day of June 19 96

Notary Public

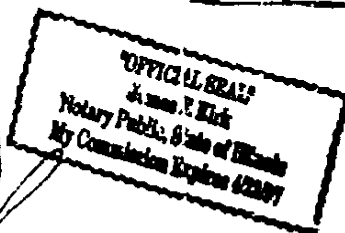
THIS INSTRUMENT WAS PREPARED BY:

James F. Kirk, Attorney

7646 West 159th Street

Orland Park, Illinois 60462

After recording return to:
FIRST UNITED BANK




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STATEMENT BY GRANTOR AND GRANTEE

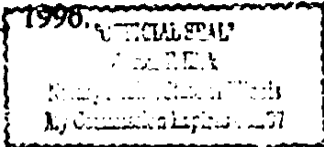
The grantor of his/her agent affirms that to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 of acquire and hold title to real estate under the law of the State of Illinois.

Dated 5/21, 1996 Signature: *Mark [Signature]*
Grantor or Agent

Subscribed and Sworn to before me
this 1 day of July, 1996.
[Signature]
Notary Public 

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 6/21, 1996 Signature: *Mark [Signature]*
Grantee or Agent

Subscribed and Sworn to before me
this 1 day of July, 1996.
[Signature]
Notary Public 

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

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