

10/11

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H14221W

DEED IN TRUST: ILLINOIS

96793011

THE GRANTORS, Donald J. Hogan, Jr. and Carolyn V. Hogan, husband and wife, parties of the first part, of Cook County, Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto Carolyn V. Hogan, Trustee, and her successors in trust, under the CAROLYN V. HOGAN DECLARATION OF TRUST DATED FEBRUARY 4, 1995 (hereafter referred to as the "Trust"), said trustee and her successors in trust being the party of the second part and being sometimes hereafter referred to as the "trustee", regardless of the number of trustees, the following described real estate, situated in Cook County, Illinois, to-wit:

- DEPT-01 RECORDING \$27.00
- T#0012 TRAM 2577 10/17/96 12:01:00
- #3968 CG \*-96-793011
- COOK COUNTY RECORDER

SEE ATTACHED EXHIBIT FOR LEGAL DESCRIPTION

To Have and to Hold the said premises, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, either in possession, or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, and unto every successor or successors in trust under said Trust, FOREVER.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 authority 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 pruesenti* 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 198 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 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 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, trustee 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 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 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 title, estate, rights, powers, authorities, duties and obligations of its, his, her or their predecessor in trust.

Subject to the provisions of Paragraph (e),  
 of the A. R. C. Estate Transfer Tax Act.

2/4/96 Ria D. Smala  
 Date Grantor's Representative

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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.

And the said grantors 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 homestead, or its equivalent, from sale on execution or otherwise.

In Witness Whereof, the said parties of the first part, have hereunto set their hands and seals February 4, 1995.

Donald J. Hogan, Jr.  
Donald J. Hogan, Jr.

Carolyn V. Hogan  
Carolyn V. Hogan

Signed and Sealed in Presence of

William H. Pokorny, Jr.

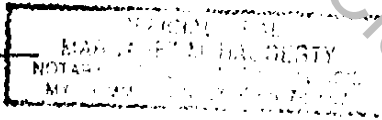
William H. Pokorny, Jr.

State of Illinois )  
                          ) SS  
County of Cook    )

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY THAT Donald J. Hogan, Jr. and Carolyn V. Hogan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their 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 February 4, 1995.

Margaret M. Haggerty  
Notary Public



Commission expires: 7-23-97

INSTRUMENT WAS PREPARED BY:  
William H. Pokorny, Jr.  
Pokorny & Associates, Limited  
100 West Plainfield Road  
La Grange, Illinois 60525

MAIL TO  
William H. Pokorny, Jr.  
Pokorny & Associates, Limited  
100 West Plainfield Road  
La Grange, Illinois 60525

NO CHANGE IN TAX BILL INFORMATION

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BOX 333-CT1

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## LEGAL DESCRIPTION

LOTS 23 AND 24 IN BLOCK 2 ALL IN MONSON & COMPANY'S THIRD PALOS PARK SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 12424 SOUTH FOREST GLEN BOULEVARD, PALOS PARK, ILLINOIS 60464

P.I.N.: 23-27-404-023 AND 23-27-404-024

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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: February 4, 1995

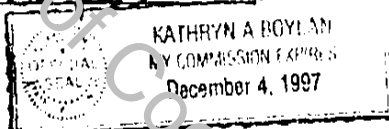
*Lisa D. Smola*

Grantor or Agent

Subscribed and sworn to before me by the said Lisa D. Smola February 4, 1995.

*Kathryn A. Boylan*

Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment or 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: February 4, 1995

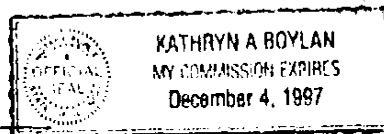
*Lisa D. Smola*

Grantee or Agent

Subscribed and sworn to before me by the said Lisa D. Smola February 4, 1995.

*Kathryn A. Boylan*

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 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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