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GEORGE E. COLE
LEGAL FORMS

No. 970
November 1994

TRUSTEE'S DEED (Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 21st day of October
1996, between Warren R. McNabb and Ann E. McNabb

CO
as trustee under Trust Agreement dated 11th day of March
1992, and known as Trust of the Warren R. McNabb
Trust created under the Last Will and Testament of Ann E. McNabb
Warren R. McNabb and Ann E. McNabb

~~XXXXX~~
Grantor, and Timothy E. Nelson and Grantee(s)
Melissa A. Nelson, married

WITNESSES: The Grantor(s) in consideration of the sum of _____
Ten (\$10.00) dollars receipt whereof is hereby acknowledged,
and in pursuance of the power and authority vested in the Grantor(s) as said
Trustee(s), and of every other power and authority the Grantor(s) hereunto
enabling, do(es) hereby convey an quitclaim unto the Grantee(s), in fee
simple, the following described real estate, situated in the County of _____
Cook, State of Illinois, to Wit:

LOT 152 (EXCEPT THE WESTERLY FIVE FEET THEREOF) THE WESTERLY 20 FEET OF LOT 153 AND THE SOUTH-EASTERLY 1/2 OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING LOTS 152 AND THAT PART OF LOT 153 IN H. ROY BERRY COMPANY'S DEVON AVENUE HIGHLANDS, BEING A SUBDIVISION OF LOT 1 IN JOHN BATTCHER ESTATE DIVISION OF THE NORTH FRACTIONAL HALF OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*NOT AS TENANCY IN COMMON, NOT AS JOINT TENANTS, BUT AS TENANCY BY THE ENTIRETY

together with the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 12-02-103-020-0000
Address(es) of real estate: 1312 W. Park Ridge Blvd., Park Ridge, IL 60060

IN WITNESS WHEREOF, the grantor Warren R. McNabb, as trustee Ann E. McNabb of the aforesaid, hereunto set hand seal the day and year first above written.

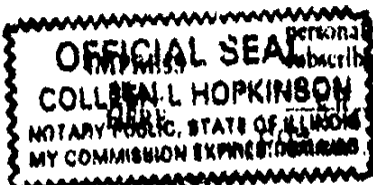
Warren R. McNabb
as trustee of aforesaid

Ann E. McNabb
as trustee of aforesaid

Ann E. McNabb

PLEASE PRINT OR
TYPE NAME(S) BELOW
SIGNATURE(S)

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 Warren R. McNabb and Ann E. McNabb



personally known to me to be the same person H whose name B subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Warren R. McNabb and Ann E. McNabb by signed, sealed and delivered the said instrument as their free and voluntary act as such Warren R. McNabb and Ann E. McNabb, for the uses and purposes therein set forth.

96060615 76318567 1 of 3

96805230

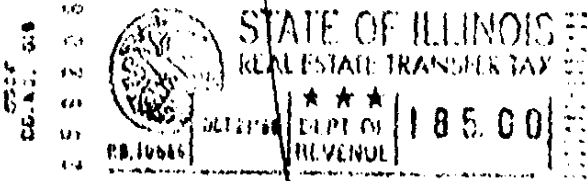
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COOK COUNTY RECORDER

Above Space for Recorder's Use Only

2300

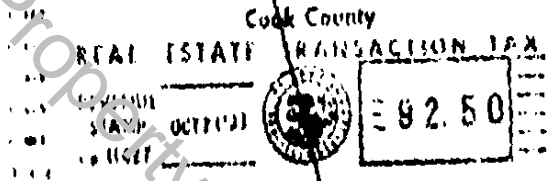
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GEORGE E. COLE
LEGAL FORMS



As Trustee
TO

TRUSTEE'S DEED



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 11712

Given under my hand and official seal, this 21st day of Oct, 1996
Commission expires 6-11 1998
William J. Hyde
NOTARY PUBLIC

This instrument was prepared by LOFTUS & LOFTUS, 824 JERRY HIGHWAY, Park Ridge, IL 60068
(Name and Address)

03250896
OR

Mr. Joseph J. Delaney
(Name)
10712 Prospect Ave.
(Address)
Mt Prospect IL 60068
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Timothy E. Nelson and Melissa A. Nelson
(Name)
1312 W. Park Ridge Blvd.
(Address)
Park Ridge, IL 60068
(City, State and Zip)

RECORDER'S OFFICE BOX NO. _____

BOX 333-CTI