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DEED IN TRUST

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.

THE GRANTOR (NAME AND ADDRESS)

Titus J. Trevor, a bachelor
2038 W. Jarvis
Chicago, Illinois 60645

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T	2550	
I		R 7M

(The Above Space For Recorder's Use Only)

DEPT-01 RECORDING \$25.50
 T26666 TRAN 1412 10/24/96 11:11:00
 42256 # IR # -96-811166
 COOK COUNTY RECORDER

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of \$10.00 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Titus J. Trevor as Trustee, under the terms and provisions of a certain Trust Agreement dated the 16th day of October, 19 96, and designated as Trust ~~Trust~~ The Titus J. Trevor Living Trust, 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 (b) legal description.)

Permanent Index Number (PIN): 11-30-315-020-1029

Address(es) of Real Estate: 2038 W. Jarvis, unit 3F, Chicago, Illinois

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 199 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 waives and releases 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 16th day of OCTOBER 1996

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

Titus J. Trevor (SEAL) (SEAL)

(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 Titus J. Trevor, a bachelor 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 16th day of OCTOBER 1996

Commission expires _____ 19____

OFFICIAL SEAL
 BARBARA N. FOX, Notary Public
 MY COMMISSION EXPIRES 08/25/98

This instrument was prepared by Barbara N. Fox, Notary Public in the State of Illinois, #1710, Chicago, IL 60602

Legal Description

UNIT NUMBER 2038-3F IN THE JARVIS COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE: LOTS 14 AND 15 IN MARSHALL'S SUBDIVISION OF PART OF THE SOUTH WEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

SEND SUBSEQUENT TAX BILLS TO

MAIL TO	{ <u>Barbara N. Fox</u> <small>(Name)</small> <u>100 N. LaSalle St., #1710</u> <small>(Address)</small> <u>Chicago, Illinois 60602</u> <small>(City State and Zip)</small>	} <u>Titus J. Trevor, Trustee</u> <small>(Name)</small> <u>2038 W. Jarvis</u> <small>(Address)</small> <u>Chicago, Illinois 60645</u> <small>(City, State and Zip)</small>

ON RECORDER'S OFFICE BOX NO _____

BUYER, SELLER OR REP.
 DATE

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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 a 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 October 16, 1996

SUBSCRIBED AND SWORN to before me by the said [Signature], 1996.

[Signature]
Grantor or Agent
SEAL
BARBARA N. FOX
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/24/96
[Signature]
Notary Public

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 a 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 October 16th, 1996

SUBSCRIBED AND SWORN to before me by the said [Signature] this 16 day of October, 1996.

[Signature] Trustee
Grantee or Agent
SEAL
BARBARA N. FOX
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/24/96

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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)

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