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WARRANTY DEED IN TRUST

96908451

THIS INDENTURE WITNESSETH,

that the Grantors, WILLIAM S. SHERMAN and SUSAN A. SHERMAN, husband and wife, of Riverside, County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and

Warrant unto WILLIAM S. SHERMAN, as Trustee under the provisions of a trust agreement dated the 4th day of November, 1996, known as the WILLIAM S. SHERMAN TRUST, the following described real estate in the County of Cook and State of Illinois, to-wit:

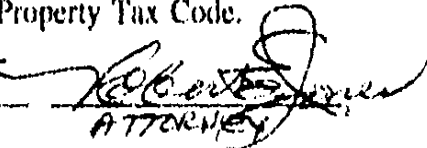
THE EAST HALF (1/2) OF LOT THREE HUNDRED FORTY THREE (343) IN BLOCK SIX (6), IN SECOND DIVISION OF RIVERSIDE IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

P.I.N.: 15-36-401-029-0000-186

PROPERTY ADDRESS: 260 GAGE ROAD, RIVERSIDE, ILLINOIS 60546
GRANTEE'S ADDRESS: 260 GAGE ROAD, RIVERSIDE, ILLINOIS 60546

Exempt under provisions of Paragraph 200(e), Section 31-45, Property Tax Code.

This instrument does not affect to whom the tax bill is to be mailed, and therefore, no Tax Billing Information Form is required to be recorded with this instrument.

11/4/96 
ATTORNEY

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such 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

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COOK COUNTY RECORDER

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commence in present or in future, 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 mend, change or modify leases and the terms and provision 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 changes 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, 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 contained 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 land 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 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 homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this
4th day of November, 1996.

William S. Sherman (SEAL)

William S. Sherman

Susan A. Sherman (SEAL)

Susan A. Sherman

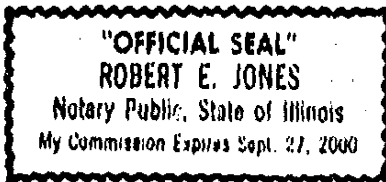
STATE OF ILLINOIS)

) ss.

DuPAGE COUNTY)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that WILLIAM S. SHERMAN and SUSAN A. SHERMAN, husband and wife, 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 the said instrument as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 4th day of November, 1996.



Robert E. Jones
Notary Public

Future Taxes to Grantee's Address
OR to

WILLIAM S. SHERMAN
260 GAGE ROAD
RIVERSIDE, IL. 60546



Return this document to:

ROBERT E. JONES
5100 Fairview Avenue
P.O. Box 486
Downers Grove, IL. 60515-0486

This Instrument was Prepared by: Robert E. Jones, LAW OFFICES OF ROBERT E. JONES, P.C.
Whose Address is: 5100 Fairview Avenue, P.O. BOX 486, Downers Grove, IL. 60515-0486

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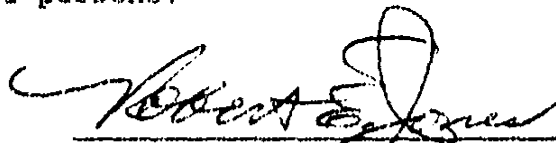
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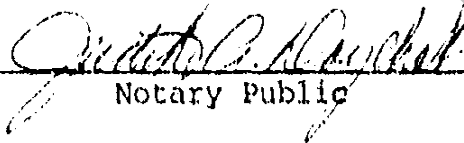
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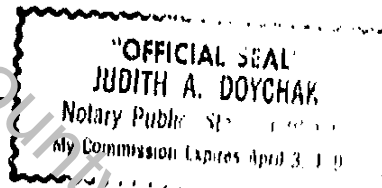
STATEMENT PURSUANT TO PUBLIC ACT 87-543
TO ACCOMPANY EXEMPT DEED

The undersigned agent of the Grantors affirms that to the best of his knowledge the Grantees shown on the attached exempt quit-claim deed are natural persons.

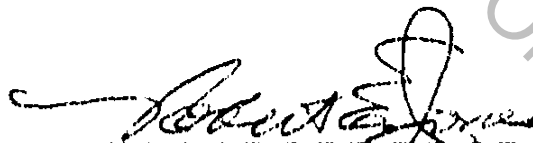

Robert E. Jones, Attorney

SUBSCRIBED AND SWORN to before me
this 4th day of November, 1995.

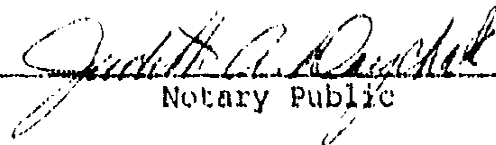

Notary Public

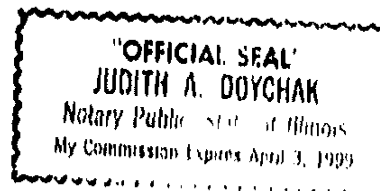


The undersigned agent of the Grantees affirms and verifies that the named grantees shown on the attached exempt quit-claim deed are natural persons.


Robert E. Jones, Attorney

SUBSCRIBED AND SWORN to before me
this 4th day of November, 1996.


Notary Public



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Property of Cook County Clerk's Office

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