

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

LOIS A. KEIM, divorced and not since remarried, of 6954 N. Lehigh,

Handwritten signatures and initials in the recorder's use space.

DEPT-01 RECORDING \$25.50
T47777 TRAN 4010 12/17/96 09:40:00
#5492 # RH # -96-950708
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of TEN and NO/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to LOIS A. KEIM as Trustee, under the terms and provisions of a certain Trust Agreement dated the 6th day of August, 19 91, and designated as ~~Trust~~ The Keim 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 for legal description.)

Permanent Index Number (PIN): 14-20-406-019-0000

Address(es) of Real Estate: 3513 N. Fremont, Chicago, Illinois

Official recording stamp from Cook County Recorder's Office.

Exempt under provisions of Sec. 84 of the Real Estate Transfer Tax Act.

Date 12/17/96 Buyer, Seller or Representative

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.

NO TAXABLE CONSIDERATION.

96950708

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4. In the event of the inability, refusal of the Trustee herein named, to act ~~upon his removal from the County~~ the Successor Trustee named in the Trust Agreement hereinabove referred to 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.

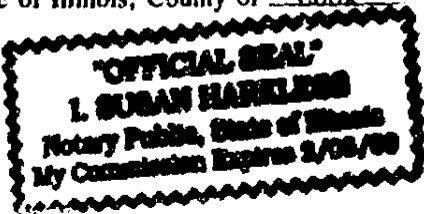
DATED this 25th day of September 1996

(SEAL) Lois A. Keim (SEAL)
LOIS A. KEIM

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

(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 LOIS A. KEIM, divorced and not since remarried, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 25th day of September 1996

Commission expires 19 _____ NOTARY PUBLIC

This instrument was prepared by I. Susan Harkless, 205 W. Randolph, #1240, Chicago, IL 60606
(NAME AND ADDRESS)

Legal Description

LOT 19 IN BLOCK 3 IN CANNELL'S SHEFFIELD AVENUE ADDITION, BEING A SUBDIVISION OF LOT 1 (EXCEPT THE EAST 102.9 FEET THEREOF) IN THE PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SEE THE ENDERBATIONS OF PARAGRAPH E...
... REAL ESTATE TAX ACT.

DATE

BUYER, SELLER OR REP

SEND SUBSEQUENT TAX BILLS TO

MAIL TO: { I. Susan Harkless (Name) 205 W. Randolph, Suite 1240 (Address) Chicago, Illinois 60606 (City, State and Zip) } Lois A. Keim (Name) 6954 N. Lehigh (Address) Chicago, Illinois 60646 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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A F F I D A V I T

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.

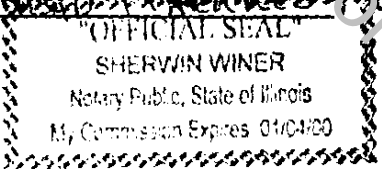
Dated: Dec 13, 1996.

Signature [Signature]

Grantor or Agent

Subscribed and Sworn to before me by the said agent

I, ~~Sherwin M. Winer~~, this 13th day of Dec, 1996.



[Signature]
Notary Public

THE GRANTEE or his 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: Dec 13, 1996.

Signature [Signature]

Grantee or Agent

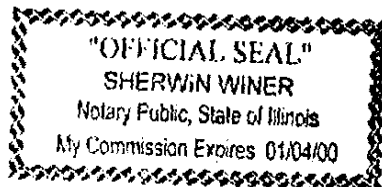
Subscribed and Sworn to before me by the said agent

I, SASAN HARKLESS, this 13th day of Dec, 1996.

[Signature]
Notary Public

THIS INSTRUMENT WAS PREPARED BY: SHERWIN M. WINER, ESQ.
205 W. Randolph St.
Chicago, Ill. 60606

MAIL TO: SHERWIN M. WINER, ATTORNEY AT LAW
205 W. Randolph St., Suite 1530
Chicago, Illinois 60606



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